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- 1 1390 Mission Street - 136 affordable family rental units; new construction
- 2 77 Van Ness Avenue - 50 units, including 6 inclusionary affordable housing units; new construction
- 3 Mission Walk - 330 & 335 Berry Street - 131 affordable family homeownership units; new construction
- 4 Homes on Esprit Park - 900 Minnesota Street - 75 units; conversion of office building
- 5 The Millenium Tower - 301 Mission Street - 420 units; new construction

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Introduction

The *Housing Inventory* is the Planning Department's annual survey of housing production trends in San Francisco. It has reported changes in the City's housing stock, including housing construction, demolition, and alterations, since 1967. This report is 40th in the series and presents housing production activity during 2009.

By monitoring changes in San Francisco's housing stock, the *Housing Inventory* provides a basis for evaluating the housing production goals and policies of the *Housing Element* of the *San Francisco General Plan*. Housing policy implications that may arise from data in this report, however, are not discussed here.

The *Housing Inventory* reports housing production, which begins when a building permit application for a project is filed with the City. The application is first reviewed by the Planning Department for compliance with the *Planning Code*, zoning, and other applicable policies. If the Planning Department approves the project, the Department of Building Inspection (DBI) reviews the application for compliance with the Building Code. If DBI approves the application, it issues a permit authorizing construction. The next step is for the project sponsor to begin construction on the project. Once construction has been completed and passed all required inspections, DBI issues a Certificate of Final Completion (CFC) for the project.

The *Housing Inventory* also reports the annual net gain in housing units citywide and by planning district. Net gain is the number of newly constructed units with CFCs issued, adjusted for alterations – which can add or subtract units – and demolitions. Affordable housing, condominiums,

and changes in the residential hotel stock are other areas of interest covered by the *Housing Inventory*. In addition, the report provides a regional perspective by examining housing construction activity and home prices for the nine-county Bay Area region. Finally, major projects completed, authorized, under review, or in the pipeline are listed in Appendix A. Starting with this issue, the Planning Department will be reporting on housing production trends in the recently adopted area plan neighborhoods in Appendix B.

This report was prepared from information received from a number of different sources including the Department of Building Inspection, the Department of Public Works, and Planning Department records. The Mayor's Office of Housing, the San Francisco Housing Authority and the San Francisco Redevelopment Agency provided information on affordable housing projects. The Construction Industry Research Board provided Bay Area building permit data. The California Association of Realtors and Zillow.com provided housing costs. Project sponsors also contributed data.

Copies of this report can be downloaded from the Publications & Reports link at the Planning Department's web site at <http://www.sfplanning.org>.

A limited number of copies are available from the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Copies may also be reviewed at the Government Information Center on the fifth floor of the San Francisco Main Library.

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Key Findings

Housing Production

- New housing production in 2009 totaled 3,544 units—the highest level since 1964. This includes 3,366 units in new construction and 178 new units added through conversions of non-residential uses or expansion of existing structures.
- Some 90 units were lost through demolition, unit mergers, or removal of illegal units.
- This year saw a net addition of 3,454 units to the City's housing stock, a 6% increase over 2008. This is also 50% higher than the 10-year average and 112% higher than the 20-year average.
- By the end of 2009, there were 367,116 dwelling units in San Francisco: 31% are single-family homes, 33% are in buildings with two to nine units, and 36% are in buildings with 10 or more units.
- In 2009, 742 units were authorized for construction. This represents a 26% decrease from 2008. New housing authorized for construction over the past five years continues to be overwhelmingly (85%) in buildings with 20 or more units.
- The Planning Department fully entitled 97 projects proposing a total of 2,056 units in 2009.
- In 2009, 835 new condominiums were recorded – a 56% decrease over 2008. Some 74% of those units were in buildings with 20 units or more. Condominium conversions were at the second highest level ever – 803 or 5% less than that converted in 2008.

- New housing development in 2009 continued to be concentrated on the eastern side of the City, particularly in the South of Market planning district, where 44% of all units were built. The Downtown planning district ranked second, where 33% of new net units are located.

Affordable Housing

- More affordable housing units were completed in 2009 than in any year since reporting of housing completions began in the 1960s. In 2009, 946 new affordable housing units were constructed — almost 15% more than the previous year. This includes 44 inclusionary units and 70 secondary units added to existing structures.
- About 73% of the new affordable units were rentals affordable to low-income households.

Housing Production Process

The *Housing Inventory* describes net changes in the housing stock and details units that have been certified complete, units that were authorized for construction, and units that are under review by the Planning Department.

The housing production process begins with a project review by the Planning Department and ends with the issuance of a Certificate of Final Completion (CFC) by the Department of Building Inspection (DBI). Figure 1 outlines the main stages of the housing production process.

Units Reviewed by Planning Department and DBI

For most major projects, review by the Planning Department is the first step in the process. Proposals are reviewed by the Planning Department for compliance with the *Planning Code*, the *General Plan*, environmental requirements, and other regulations and policies. Generally, only major projects require special Planning Department approvals, such as a conditional use permit or variance. The number and type of projects undergoing Planning Department review are indicators of current building interest and production expectation within the next two to five years. Following Planning Department approval and entitlements, the Department of Building Inspection (DBI) reviews the project for compliance with the *Building Code*.

Units Authorized for Construction

If DBI approves the project following its own review, it issues building permits authorizing construction.

Projects with approved building permits generally start construction within 90 days from the date the permit is issued. Start of construction, however, may be delayed for up to a year. If the permit is not picked up or acted on within 90 days, the permit expires. The number of units authorized for construction is a key indicator of future housing construction.

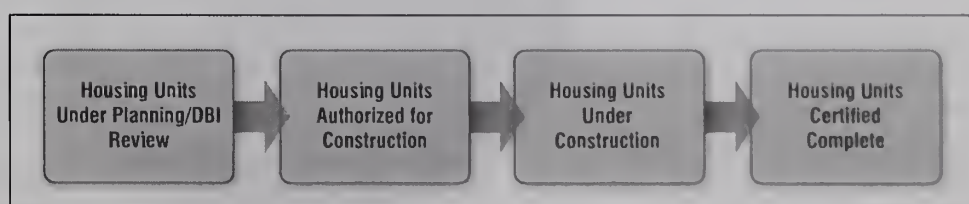
Units Certified Complete

Projects are inspected by DBI at various stages throughout the construction process. However, inspectors only issue Certificates of Final Completions (CFCs) for projects that are deemed 100% complete. Units certified complete are an indicator of changes to the City's housing supply and include units gained or lost from new construction, alterations, and demolitions.

For the purposes of this report, however, units that have received Temporary Certificates of Occupancy (TCOs) or "Final Inspection Approval" from the Department of Building Inspection are also considered and counted as completed units.

Housing production is measured in terms of units rather than projects because the number of units in a project varies. Not all projects reviewed or approved are built. A project's building permit application may be withdrawn, disapproved, or revised; its permit may also expire if, for example, a project is not financed. Housing production is also affected by changes in market conditions and the economy. However, once building construction starts, a project is usually completed within one to two years, depending on the size of the project.

FIGURE 1.
The Housing
Production Process



Housing Stock

The number of units in San Francisco's housing stock is derived by taking the total units from the 2000 Census and then adding the net unit changes following the April 2000 count. The net unit change is the sum of units completed from new construction and alterations minus units lost from demolition and alterations.

Since the 2000 Census, there has been a net gain of 22,418 units. In 2009, 3,454 net units were added to the housing stock. This represents a 6% increase from the 3,263 units added in 2007.

By the end of 2009, housing units in San Francisco totaled 367,116, with a near equal distribution between single family units (30%), moderate density

buildings (two to nine units – 33%), and higher density structures (10 or more units – 37%). This distribution will likely change in the next few years as the trend has been moving towards increasingly larger buildings.

As of December 2009, units in buildings with 20 or more units comprised 27% of the City's total housing. Of all units added since the 2000 Census, 81% have been in buildings with more than 20 units.

Table 1 provides a profile of San Francisco's housing stock by building type from 2000 through 2009. Figure 2 illustrates San Francisco's housing stock by building type for 2009.

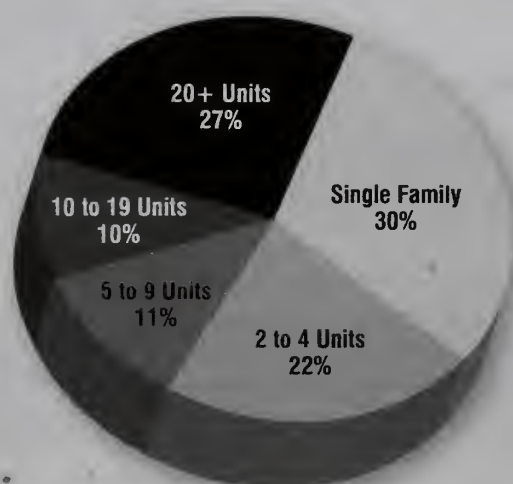
TABLE 1. San Francisco Housing Stock by Building Type, 2000-2009

| Building Type | Single Family | 2 to 4 Units | 5 to 9 Units | 10 to 19 Units | 20 + Units | Total |
|-------------------------------|----------------|---------------|---------------|----------------|---------------|----------------|
| 2000 Census count, April 2000 | 111,125 | 80,168 | 38,940 | 34,996 | 79,469 | 344,698 |
| Added April 2000 to 2008 | 138 | 1,302 | 909 | 1,448 | 15,167 | 18,964 |
| 2009 | 13 | 175 | 79 | 99 | 3,088 | 3,454 |
| Total | 111,276 | 81,645 | 39,928 | 36,543 | 97,724 | 367,116 |

Sources: U.S. Census Bureau; Planning Department

FIGURE 2.

San Francisco Housing Stock by Building Type, 2009



Housing Production Trends

New Housing Construction

- In 2009, housing production reached its highest level in 45 years. The total net new unit count - 3,454 - is at the highest level since 1964.
- New construction unit totals for 2009 - 3,366 - also increased by 11% from 2008. New construction in 2009 was more than double the 20-year average of 1,659 units.
- Some 117 units were added to the housing stock through "alterations" of existing units. Conversions of non-residential uses resulted in 93 new units and 85 new units were added through expansion of existing structures. This represents a 57% drop from 2008 as a result of alterations.
- The number of demolitions in 2009 - 29 - is the same number as in 2008. These two years represent the fewest level since 1994. This number is 76% lower than the 10-year demolition average of 123 units.
- Fifty-six units were also lost due to mergers, removal of illegal units, or conversion of residential units to non-residential uses.
- In 2009, a net of 3,454 units were added to the housing stock, an increase of 6% over the previous year's total. This is also 50% above the 10-year average (2,302) and 112% above the 20-year average (1,633). These increases were the result of the large increase in new construction units.
- In 2009, the Department of Building Inspection (DBI) authorized 752 units for construction according to building permit data. That number represents a 68% drop from 2008 (2,346).

Table 2 and Figures 3 and 4 show housing production trends over the past 20 years. The table and

figures account for net new units gained - which is the number of units newly constructed and adjusted for alterations, which can add or subtract units, and demolitions. Figure 5 illustrates five-year housing production activity from 2005-2009.

Some of the larger projects completed in 2009 include: 1188 Mission Street (440 units); 301 Mission Street (420 units); 338 Spear Street (285 units); 240 Berry Street (260 units); 1201 Fourth Street (192 units); 601 Alabama Street (151 affordable units); 1390 Mission Street (136 affordable units); 275 Tenth Street (134 affordable units); 330 and 335 Berry Street (131 affordable units); 5600 Third Street (124 affordable units); 301 Executive Park Boulevard (110 units); 766 Harrison Street (98 units); 325 China Basin Street (98 units); 650 Eddy Street (83 affordable units); and 900 Minnesota Street (75 units).

A list of all market rate projects with 10 units or more completed in 2009 is included in Appendix A-1. Appendix A-2 includes all major affordable housing projects completed in 2009.

Projects Approved and Under Review by Planning

Depending on the type of project, there are various approvals by the Planning Department that a project needs to be fully entitled. Full entitlement of a project means that the project sponsor can proceed with the next step in the development process: securing approval and issuance of the building permit.

- In 2009, 85 projects with 902 units were filed at the Planning Department. This number is lower than the count in 2008 (7,761 units) by 88% and is far below the five-year average (6,680). This extraordinarily high average is due to very large projects filed in recent years.

TABLE 2.
San Francisco Housing Trends, 1990-2009

| Year | Units Authorized for Construction | Units Completed from New Construction | Units Demolished | Units Gained or Lost from Alterations | Net Change In Number of Units |
|--------------|--------------------------------------|---|---------------------|---|-------------------------------------|
| 1990 | 1,332 | 2,065 | 433 | 105 | 1,737 |
| 1991 | 987 | 1,882 | 90 | (60) | 1,732 |
| 1992 | 629 | 767 | 76 | 34 | 725 |
| 1993 | 1,001 | 379 | 26 | (65) | 288 |
| 1994 | 948 | 1,234 | 25 | (23) | 1,186 |
| 1995 | 525 | 532 | 55 | (76) | 401 |
| 1996 | 1,228 | 909 | 278 | 52 | 683 |
| 1997 | 1,666 | 906 | 344 | 163 | 725 |
| 1998 | 2,336 | 909 | 54 | 19 | 874 |
| 1999 | 3,360 | 1,225 | 98 | 158 | 1,285 |
| 2000 | 2,897 | 1,859 | 61 | (1) | 1,797 |
| 2001 | 2,380 | 1,619 | 99 | 259 | 1,779 |
| 2002 | 1,478 | 2,260 | 73 | 221 | 2,408 |
| 2003 | 1,845 | 2,730 | 286 | 52 | 2,496 |
| 2004 | 2,318 | 1,780 | 355 | 62 | 1,487 |
| 2005 | 5,571 | 1,872 | 174 | 157 | 1,855 |
| 2006 | 2,332 | 1,675 | 41 | 280 | 1,914 |
| 2007 | 3,281 | 2,197 | 81 | 451 | 2,567 |
| 2008 | 2,346 | 3,019 | 29 | 273 | 3,263 |
| 2009 | 742 | 3,366 | 29 | 117 | 3,454 |
| Total | 39,212 | 33,185 | 2,707 | 2,073 | 32,656 |

Source: Planning Department

Note: Net Change equals Units Completed less Units Demolished plus Units Gained or (Lost) from Alterations.

FIGURE 3.
20-Year Housing
Production Trends,
1990-2009

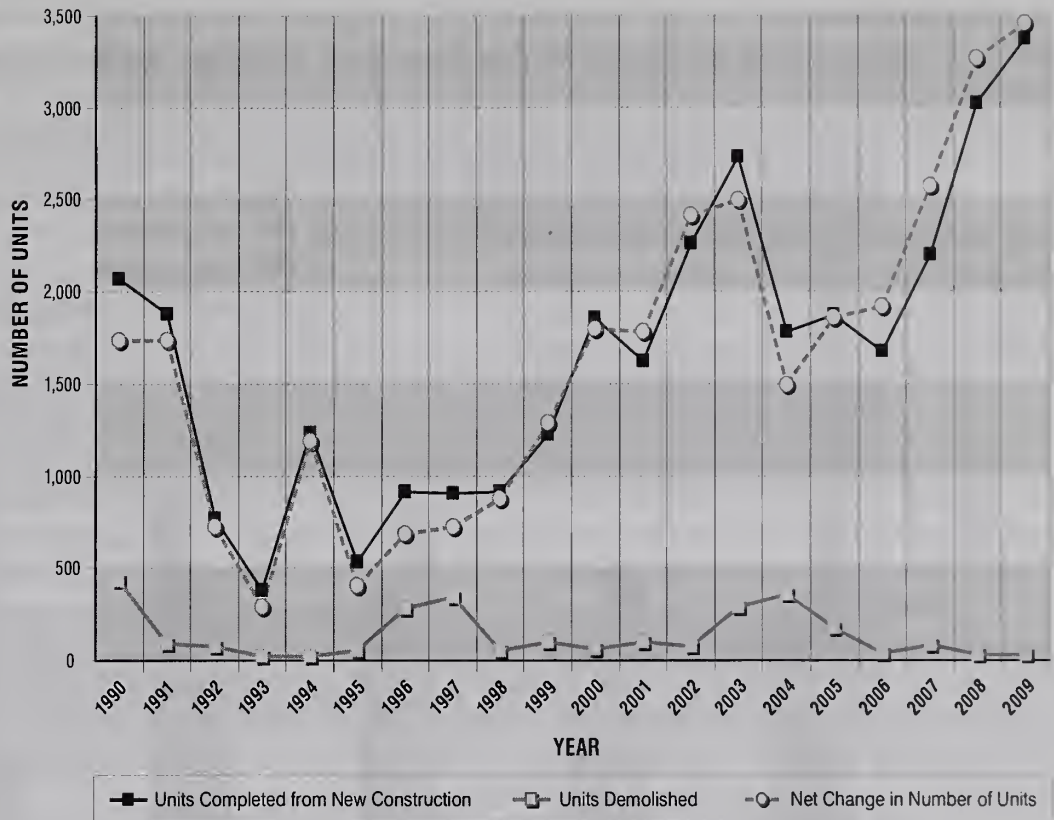


FIGURE 4.
Units Authorized
and Completed,
1990-2009

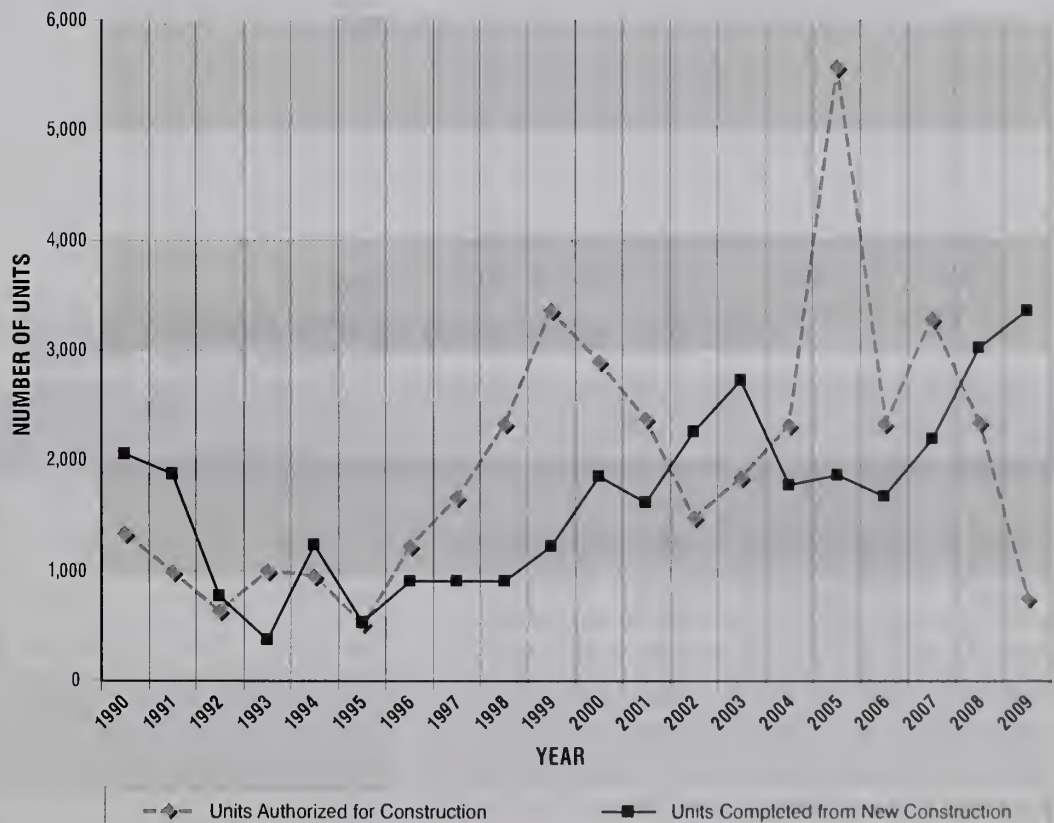
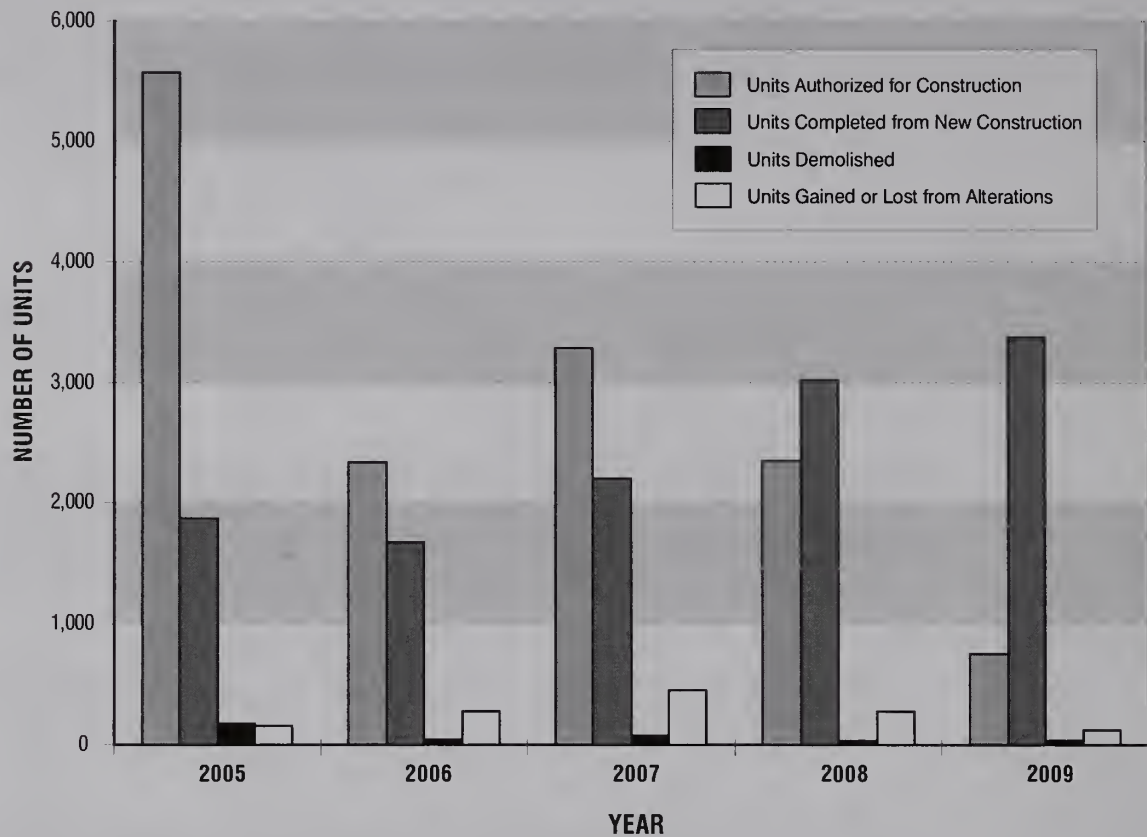


FIGURE 5.**Units Authorized and Gained from New Construction, Alterations, and Demolitions, 2005-2009**

- The Planning Department approved and fully entitled 97 projects in 2009. These projects propose a total of 2,056 units.
- As of December 31, 2009, the total number of units under review at the Planning Department was 30,370.

Table 3 shows the number of housing projects filed with the Planning Department over the last five years. It is important to note that Planning may not approve all projects under review or may not approve projects at the unit levels requested. Project sponsors may also change or withdraw the project proposals. Some projects listed in Table 3 as undergoing Planning Department review may have

TABLE 3.**Projects and Units Filed at Planning Department for Review by Year, 2005-2009**

| Year | Projects Filed | Units Filed |
|--------------|----------------|---------------|
| 2005 | 355 | 6,602 |
| 2006 | 260 | 7,854 |
| 2007 | 175 | 10,281 |
| 2008 | 145 | 7,761 |
| 2009 | 85 | 902 |
| Total | 1,279 | 39,090 |

Source: Planning Department

reached their approval stage, been authorized for construction, or may have been completed. Lastly, many of the housing projects under development by the San Francisco Redevelopment Agency (SFRA) do not show up in Table 3 because the SFRA is responsible for the review of those projects.

Very large projects (over 50 units) filed in 2009 and under Planning Department review include: 1540 Market Street (180 units); 1801-1875 Mission Street (98 units); 178 Townsend Street (94 units); and 11 Phelan Avenue (60 affordable units).

Appendix A-3 records major projects (10 units or more) that received Planning entitlements in 2009. Appendix A-4 contains a list of the major projects (10 or more units) filed at the Planning Department for review during 2009.

Units Authorized for Construction

- In 2009, DBI authorized 752 units for construction, 68% lower than 2008. This is 74% lower than the five-year average (2,856). Since units

authorized for construction is one of the indicators of future housing construction, the number of new units completed is expected to increase at a somewhat lower rate over the next few years.

- There were 135 projects authorized in 2009 compared to 225 projects in 2008. In 2008, the average project size was 5.6 units, 41% lower than the average development size from 2005-2009 (13.6).

Table 4 summarizes the number of projects and units by building type authorized for construction by the Department of Building Inspection (DBI).

Some of the major projects authorized for construction during the reporting year include: 1880 Mission Street (194 units); 220 Golden Gate Avenue (71 units); 101 Donahue Street (63 units); and 474 Natoma Street (55 units).

Appendix A-5 lists all projects with five or more units authorized for construction in 2009.

TABLE 4.

Units and Projects Authorized for Construction by DBI by Building Type, 2005-2009

| Year | Units by Building Type | | | | | Total | Projects |
|--------------|------------------------|------------|--------------|---------------|---------------|---------------|--------------|
| | Single Family | 2 Units | 3 to 4 Units | 5 to 19 Units | 20+ Units | | |
| 2005 | 82 | 50 | 32 | 172 | 5,235 | 5,571 | 171 |
| 2006 | 104 | 76 | 63 | 267 | 1,822 | 2,332 | 231 |
| 2007 | 61 | 189 | 98 | 274 | 2,659 | 3,281 | 292 |
| 2008 | 64 | 141 | 69 | 120 | 1,952 | 2,346 | 225 |
| 2009 | 37 | 71 | 51 | 106 | 487 | 752 | 135 |
| Total | 348 | 527 | 313 | 939 | 12,155 | 14,282 | 1,054 |

Source: Planning Department

Demolitions

- A total of 29 units were demolished in 2009. This is the same number of units demolished in 2008 and 59% lower than the five-year demolition average of 71 units. The 29 units demolished in 2008 and 2009 represent the smallest amount of demolitions since 1994.
- In 2009, 11 or 38% of the demolitions took place in the RH-2 district (up to two family units per lot), and 10 or 24% occurred in the RH-1 district.

Table 5 shows the units demolished by building type from 2005-2009, and Table 6 shows the demolitions in 2009 by zoning district.

It should be noted that city policies require a minimum of one to one replacement of demolished housing.

Alterations and Conversions

The majority of building permits issued by DBI are for residential alterations. These alteration permits are for improvements within existing buildings or dwelling units. Some alterations expand the building envelope without increasing the number of units in the building. The *Housing Inventory* is primarily concerned with alterations which result in a net loss or gain in the total number of units in the housing stock.

Dwelling units are gained by additions to existing housing structures, conversions to residential use, and legalization of illegal units. Dwelling units are lost by merging separate units into larger units, by conversion to commercial use, or by the removal of illegal units.

- The net gain of 117 units from alterations in 2009 is comprised of 178 units added and 61 new units eliminated.
- Net units gained through alterations decreased 57% from the 273 units gained in 2008. The decrease is a result of a smaller number of units added and a larger number of units removed.

Conversion projects completed in 2009 resulted in the addition of 93 new units. The conversions of office space or retail space into residential space were primarily in the South of Market, Downtown, and Mission areas. Office conversions include 900 Minnesota Street (45 units); 728 Montgomery Street (12 units); 580 Washington Street (nine units); and 2837 Mission Street (six units). The lone retail conversion was at 2235 Mission Street (six units).

- Of the 61 units lost through alteration in 2009, 42 were lost due to mergers and another 12 to conversion to non-residential uses. This represents a 27% increase in units lost through alterations.

Table 7 shows the number of units added or eliminated through alteration permits from 2005 to 2009. Table 8 profiles the type of alterations and demolitions that caused the loss of units during the same period.

- The net total of 90 units lost in 2009 due to demolition or alteration is 17% greater than that in 2008 when 77 total units were lost.

TABLE 5. Units Demolished by Building Type, 2005-2009

| Year | Buildings | Units by Building Type | | | | Total |
|--------------|------------|------------------------|-----------|--------------|------------|------------|
| | | Single | 2 Units | 3 to 4 Units | 5+ Units | |
| 2005 | 81 | 70 | 16 | 3 | 85 | 174 |
| 2006 | 27 | 18 | 12 | 11 | 0 | 41 |
| 2007 | 25 | 16 | 8 | 3 | 51 | 81 |
| 2008 | 14 | 11 | 0 | 3 | 11 | 29 |
| 2009 | 14 | 20 | 6 | 3 | 0 | 29 |
| Total | 161 | 138 | 46 | 23 | 147 | 354 |

Source: Planning Department

TABLE 6. Units Demolished by Zoning District, 2009

| Zoning District | Buildings | Units | | Total | Percent of Total |
|-----------------|-----------|---------------|--------------|-----------|------------------|
| | | Single Family | Multi-Family | | |
| RH-1 | 10 | 10 | 0 | 10 | 34% |
| RH-2 | 10 | 3 | 0 | 11 | 38% |
| RH-3 | 2 | 1 | 0 | 3 | 10% |
| RTO | 1 | 0 | 3 | 3 | 10% |
| RTO-Mission | 1 | 0 | 2 | 2 | 7% |
| Total | 24 | 20 | 9 | 29 | 100% |

Source: Planning Department

TABLE 7. Units Added or Lost Through Alteration Permits, 2005-2009

| Year | Units Added | Units Eliminated | Net Change |
|--------------|--------------|------------------|--------------|
| 2005 | 240 | 83 | 157 |
| 2006 | 320 | 40 | 280 |
| 2007 | 482 | 31 | 451 |
| 2008 | 321 | 48 | 273 |
| 2009 | 178 | 61 | 117 |
| Total | 1,541 | 263 | 1,278 |

Source: Planning Department

TABLE 8. Units Lost Through Alterations and Demolitions, 2005-2009

| Year | Alterations | | | | | Units Demolished | Total Units Lost |
|--------------|-----------------------|--------------------------------|--------------------------------|-----------------|-------------------|------------------|------------------|
| | Illegal Units Removed | Units Merged into Larger Units | Correction to Official Records | Units Converted | Total Alterations | | |
| 2005 | 38 | 38 | 0 | 7 | 83 | 174 | 257 |
| 2006 | 12 | 21 | 0 | 7 | 40 | 41 | 81 |
| 2007 | 16 | 16 | 0 | 1 | 31 | 41 | 112 |
| 2008 | 16 | 28 | 0 | 1 | 48 | 28 | 77 |
| 2009 | 2 | 42 | 5 | 12 | 61 | 28 | 90 |
| Total | 81 | 145 | 9 | 32 | 267 | 354 | 531 |

Source: Planning Department

New Construction Trends

New construction is the primary engine behind changes to the housing stock. This section examines new construction units over the past five years by looking at the types of buildings and the zoning districts where they occurred.

Types of Buildings

- Construction of new housing units over the past five years continues to be overwhelmingly (87%) in buildings with 20 or more units.
- Increases were seen in new construction units completed in the “20 + Units” category (13% more than that completed in 2008) and the “2 Units” grouping (110%).
- The share of new construction in high-density buildings (20 or more units) was 91% in 2009 — up from five-year average of 87%.
- Single-family and two-unit buildings construction made up a small proportion (4%) of new construction in 2009.

Table 9 shows new construction from 2005 through 2009 by building type. Figure 6 shows new construction by building type for 2009.

New Construction by Zoning District

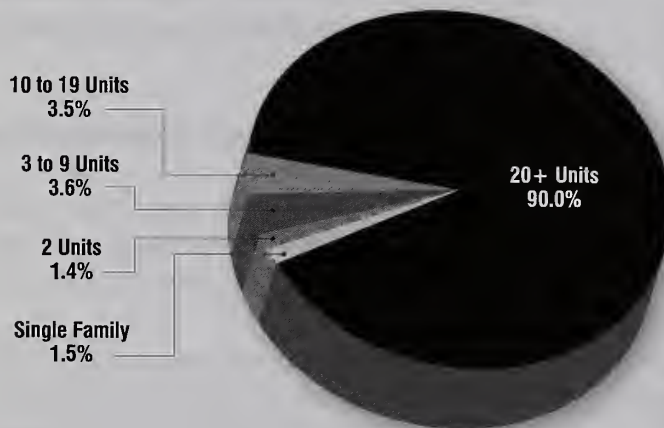
- About a third of new units built in 2009 (33%) were in the Downtown Commercial zoning districts. Mission Bay Redevelopment zoning districts, where 20% of new units were built, and Residential-Commercial districts, with 15%, ranked second and third, respectively.
- Traditional residential districts accounted for only 96 units or 4% of new housing production in 2009. The new Eastern Neighborhoods Mixed Use districts saw a substantial number of new units built (436).

Table 10 summarizes new construction in 2009 by generalized zoning districts. Table 11 lists the number of units constructed in various zoning districts in the City. A complete list of San Francisco’s zoning districts is included in Appendix C.

TABLE 9. Units Gained from New Construction by Building Type, 2005-2009

| Year | Single Family | 2 Units | 3 to 9 Units | 10 to 19 Units | 20+ Units | Total |
|--------------------------------------|---------------|------------|--------------|----------------|---------------|---------------|
| 2005 | 46 | 38 | 117 | 38 | 1,633 | 1,872 |
| 2006 | 46 | 38 | 98 | 278 | 1,215 | 1,675 |
| 2007 | 71 | 56 | 77 | 64 | 1,929 | 2,197 |
| 2008 | 47 | 42 | 108 | 106 | 2,716 | 3,019 |
| 2009 | 36 | 88 | 94 | 71 | 3,077 | 3,366 |
| Total | 246 | 262 | 494 | 557 | 10,570 | 12,129 |
| Share of New Construction, 2005-2009 | 2% | 2% | 4% | 5% | 87% | 100% |

Source: Planning Department

**FIGURE 6.****Units Gained from New Construction by Building Type, 2009**

| General Zoning Districts | Units | Percent of Total | Rank |
|---------------------------------|--------------|------------------|-----------|
| Residential, House and Mixed | 96 | 2.9% | 9 |
| Residential, Transit Oriented | 15 | 0.4% | 11 |
| Residential-Commercial | 496 | 14.7% | 3 |
| Neighborhood Commercial | 124 | 3.7% | 7 |
| Neighborhood Commercial Transit | 23 | 0.7% | 10 |
| South of Market Mixed Use | 144 | 4.3% | 5 |
| Eastern Neighborhoods Mixed Use | 436 | 13.0% | 4 |
| Commercial | 125 | 3.7% | 6 |
| Downtown Commercial | 1,102 | 32.7% | 1 |
| Industrial | 124 | 3.7% | 7 |
| Mission Bay Redevelopment | 681 | 20.2% | 2 |
| Total | 3,366 | 100.0% | -- |

TABLE 10.
Units Gained from New Construction by Generalized Zoning, 2009

Source: Planning Department

TABLE 11.
Units Gained From New Construction by Zoning District, 2009

| Zoning Districts | Units | Percent of Total | Rank |
|------------------|--------------|------------------|-----------|
| RH-1 | 21 | 0.6% | 16 |
| RH-1(D) | 9 | 0.3% | 20 |
| RH-2 | 42 | 1.2% | 13 |
| RH-3 | 20 | 0.6% | 17 |
| RM-1 | 2 | 0.1% | 28 |
| RM-2 | 2 | 0.1% | 28 |
| RTO | 15 | 0.4% | 18 |
| RC-4 | 496 | 14.7% | 3 |
| NC-1 | 7 | 0.2% | 23 |
| NC-2 | 3 | 0.1% | 26 |
| NC-3 | 30 | 0.9% | 14 |
| NC-S | 50 | 1.5% | 12 |
| NCD-Inner Sunset | 11 | 0.3% | 19 |
| NCD-North Beach | 9 | 0.3% | 20 |
| NCD-Pacific | 6 | 0.2% | 24 |
| NCD-Polk | 8 | 0.2% | 22 |
| NCT-Mission | 23 | 0.7% | 15 |
| RED | 6 | 0.2% | 24 |
| SPD | 3 | 0.1% | 26 |
| SLR | 135 | 4.0% | 6 |
| MUR | 69 | 2.0% | 10 |
| MUO | 98 | 2.9% | 9 |
| UMU | 269 | 8.0% | 5 |
| C-2 | 125 | 3.7% | 7 |
| C-3-G | 626 | 18.6% | 2 |
| C-3-R | 56 | 1.7% | 11 |
| C-3-O | 420 | 12.5% | 4 |
| M-1 | 124 | 3.7% | 8 |
| MB-RA | 681 | 20.2% | 1 |
| Total | 3,366 | 100.0% | -- |

Source: Planning Department

Condominiums

All condominium developments, whether new construction or conversions, are recorded with the Department of Public Works's (DPW) Bureau of Street-Use and Mapping (BSM). Annual condominium totals recorded by DPW do not directly correlate with annual units completed and counted as part of the *Housing Inventory* because DPW's records may be for projects not yet completed or from projects completed in a previous year. Large multi-unit developments also file for condominium subdivision when they are first built even though the units may initially be offered for rent. Condominium construction, like all real estate, is subject to market forces and varies from year to year.

New Condominium Construction

- 2009 saw new condominium construction decrease by 56% (835) from the record number recorded in 2008 (1,897).
- Seventy-four percent of the condominiums recorded (615) were in buildings with 20 or more units, a 60% drop from 2008 (1,545).

Table 12 shows construction of new condominiums recorded by DPW over the past ten years and Table 13 shows new condominium construction by building type over the past five years.

Condominium Conversions

The San Francisco Subdivision Code regulates condominium conversions. Since 1983, conversions of units from rental to condominium have been limited to 200 units per year and to buildings with six or fewer units. More than 200 units may be recorded in a given year because units approved in a previous year may be recorded in a subsequent year. The 200-unit cap on conversions can also be bypassed for two-unit buildings with owners occupying both units.

- Condominium conversions were down slightly in 2009 (803) after a record number of condominium conversions (845) were registered in 2008. This number is 5% lower than the number of conversions in 2008, but 52% higher than the 10-year average of 527 units.
- Over 63% of units converted in 2009 occurred in two-unit buildings, representing an decrease of 12% from 2008. Conversions of two-unit, owner-occupied buildings are not subject to the annual 200-unit limit on conversions. According to the Bureau of Street-Use and Mapping, the upsurge in two-unit and three-unit building conversions can be attributed to an increase in staffing that cleared application backlogs.
- Eighty-one percent of the condominium conversions in 2009 (649) were in buildings with two or three units, compared to 89% in 2008.

Table 14 shows the number of conversions recorded by DPW from 2000-2009. Table 15 shows condominium conversions by building type over the past five years.

TABLE 12.
New Condominiums Recorded by DPW, 2000-2009

| Year | Units | % Change from Previous Year |
|--------------|---------------|-----------------------------|
| 2000 | 1,309 | 222% |
| 2001 | 1,797 | 37% |
| 2002 | 1,815 | 1% |
| 2003 | 2,098 | 16% |
| 2004 | 1,215 | -42% |
| 2005 | 1,907 | 57% |
| 2006 | 2,466 | 29% |
| 2007 | 3,395 | 38% |
| 2008 | 1,897 | -44% |
| 2009 | 835 | -56% |
| Total | 18,734 | -- |

Source: Department of Public Works, Bureau of Street-Use and Mapping

TABLE 13.**New Condominiums Recorded by the DPW by Building Type, 2005-2009**

| Year | 2 Units | 3 to 4 Units | 5 to 9 Units | 10 to 19 Units | 20+ Units | Total |
|--------------|------------|--------------|--------------|----------------|--------------|---------------|
| 2005 | 28 | 49 | 49 | 74 | 1,677 | 1,907 |
| 2006 | 62 | 114 | 95 | 250 | 1,945 | 2,466 |
| 2007 | 60 | 65 | 70 | 64 | 3,136 | 3,395 |
| 2008 | 64 | 106 | 70 | 112 | 1,545 | 1,897 |
| 2009 | 54 | 82 | 72 | 12 | 615 | 835 |
| Total | 268 | 446 | 356 | 512 | 8,918 | 10,500 |

Source: Department of Public Works, Bureau of Street-Use and Mapping

TABLE 14.**Condominium
Conversions Recorded
by DPW, 2000-2009**

| Year | Units | % Change from Previous Year |
|--------------|--------------|-----------------------------|
| 2000 | 323 | 23% |
| 2001 | 371 | 15% |
| 2002 | 376 | 1% |
| 2003 | 432 | 15% |
| 2004 | 303 | -30% |
| 2005 | 306 | 1% |
| 2006 | 727 | 138% |
| 2007 | 784 | 8% |
| 2008 | 845 | 8% |
| 2009 | 803 | -5% |
| Total | 5,270 | -- |

Source: Department of Public Works, Bureau of Street-Use and Mapping

TABLE 15.**Condominium Conversions Recorded by DPW by Building Type, 2005-2009**

| Building Type | 2 Units | 3 Units | 4 Units | 5 to 6 Units | Total |
|---------------|--------------|------------|------------|--------------|--------------|
| 2005 | 180 | 64 | 48 | 27 | 306 |
| 2006 | 448 | 192 | 64 | 23 | 727 |
| 2007 | 522 | 150 | 96 | 16 | 784 |
| 2008 | 576 | 180 | 72 | 17 | 845 |
| 2009 | 508 | 141 | 132 | 22 | 803 |
| Total | 2,234 | 714 | 412 | 105 | 3,465 |

Source: Department of Public Works, Bureau of Street-Use and Mapping

Residential Hotels

Residential hotels in San Francisco are regulated by Administrative Code Chapter 41 — the Residential Hotel Conversion and Demolition Ordinance (HCO), enacted in 1981. The Department of Building Inspection (DBI) Housing Inspection Services Division administers the HCO. This ordinance preserves the stock of residential hotels and regulates the conversion and demolition of residential hotel units.

Table 16 reports the number of residential hotel buildings and units for both for-profit and non-profit residential hotels from 2005 through 2009.

- As of 2009, 19,145 residential hotel rooms exist in San Francisco; 73% are residential rooms in for-profit residential hotels and 27% are residential in non-profit hotels.

- Residential rooms in non-profit residential hotels have been increasing in each of the past five years. In the last five years, non-profit residential hotel rooms increased 21%.
- In for-profit residential hotels, both residential rooms and tourist rooms in 2009 decreased from 2008.
- The number of for-profit residential hotel buildings continued decreasing, as in the four previous years, from 435 buildings in 2006 to 418 buildings in 2009.

TABLE 16.
Changes in Residential Hotel Stock, 2005-2009

| Year | For Profit Residential Hotels | | | Non-Profit Residential Hotels | | Total | |
|------|-------------------------------|--------------|---------------|-------------------------------|--------------|-----------|--------------|
| | Buildings | Resid. Rooms | Tourist Rooms | Buildings | Resid. Rooms | Buildings | Resid. Rooms |
| 2005 | 435 | 15,106 | 3,345 | 71 | 4,217 | 506 | 19,323 |
| 2006 | 422 | 14,385 | 3,036 | 82 | 4,779 | 504 | 19,164 |
| 2007 | 419 | 14,233 | 3,004 | 84 | 4,886 | 503 | 19,119 |
| 2008 | 419 | 14,160 | 2,998 | 85 | 4,978 | 504 | 19,138 |
| 2009 | 418 | 14,040 | 2,953 | 87 | 5,105 | 505 | 19,145 |

Source: Department of Building Inspection

Affordable Housing

Standards and Definitions of Affordability

Affordable housing by definition is housing that is either rented or owned at prices affordable to households with low to moderate incomes. The United States Department of Housing and Urban Development (HUD) determines the thresholds by household size for these incomes for the San Francisco HUD Metro Fair Market Rent Area (HFMA). The HFMA includes San Francisco, Marin, and San Mateo counties. The standard definitions for housing affordability by income level are as follows:

Extremely low income: Units affordable to households with incomes at or below 30% of the HUD median income for the San Francisco HFMA;

Very low income: Units affordable to households with incomes at or below 50% of the HUD median income for the San Francisco HFMA;

Lower income: Units affordable to households with incomes at or below 60% of the HUD median income for the San Francisco HFMA;

Low income: Units affordable to households with incomes at or below 80% of the HUD median income for the San Francisco HFMA,

Moderate income: Units affordable to households with incomes at or below 120% of the HUD median income for the San Francisco HFMA; and

Market rate: Units at prevailing prices without any affordability requirements. Market rate units generally exceed rental or ownership affordability levels, although some small market rate units may be priced at levels that are affordable to moderate income households.

Housing affordability for units is calculated as follows:

Affordable rental unit: A unit for which rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco HFMA, utilities included;

Affordable ownership unit: A unit for which the mortgage payments, PMI (principal mortgage insurance), property taxes, homeowners dues, and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco HFMA median income, assuming a 10% down payment and a 30-year 8% fixed rate loan.

Inclusionary Affordable Housing Program units: These units are rental units for households earning up to 60% of the San Francisco median income, or ownership units for first-time home buyer households with incomes from 80% to up to 120% of the San Francisco median income.

Tables 17 and 18 show the incomes and prices for affordable rental and ownership units based on 2009 HUD income limits. Appendix D shows incomes and prices for affordable units based on 2009 San Francisco median income.

New Affordable Housing Construction

- Some 946 affordable units were completed in 2009, representing 28% of the new housing constructed in 2009. Of these, 44 are inclusionary affordable units and 70 are secondary units.
- Very low-income units represent 58% of the new affordable units that were constructed in 2009; affordable homeownership units made up 27%.

Figure 7 shows affordable housing construction compared to market-rate housing construction from 2005 to 2009 by year and as a total.

TABLE 17.
2009 Rental Affordable Housing Guidelines

| Income Levels | Household Size | Average Unit Size | Maximum Annual Income | Monthly Rent |
|---|----------------|-------------------|-----------------------|--------------|
| Extremely Low Income (30% of HUD Median Income) | 1 | Studio | \$20,350 | \$509 |
| | 2 | 1 Bedroom | \$23,250 | \$581 |
| | 3 | 2 Bedroom | \$26,150 | \$654 |
| | 4 | 3 Bedroom | \$29,050 | \$726 |
| | 5 | 4 Bedroom | \$31,350 | \$784 |
| | 6 | 5 Bedroom | \$33,700 | \$843 |
| Very Low Income (50% of HUD Median Income) | 1 | Studio | \$33,900 | \$848 |
| | 2 | 1 Bedroom | \$38,750 | \$969 |
| | 3 | 2 Bedroom | \$43,550 | \$1,089 |
| | 4 | 3 Bedroom | \$48,400 | \$1,210 |
| | 5 | 4 Bedroom | \$52,300 | \$1,308 |
| | 6 | 5 Bedroom | \$56,150 | \$1,404 |
| Lower Income (60% of HUD Median Income) | 1 | Studio | \$40,650 | \$1,016 |
| | 2 | 1 Bedroom | \$46,450 | \$1,161 |
| | 3 | 2 Bedroom | \$52,250 | \$1,306 |
| | 4 | 3 Bedroom | \$58,100 | \$1,453 |
| | 5 | 4 Bedroom | \$62,750 | \$1,569 |
| | 6 | 5 Bedroom | \$67,400 | \$1,685 |
| Low Income (80% of HUD Median Income) | 1 | Studio | \$54,200 | \$1,355 |
| | 2 | 1 Bedroom | \$61,950 | \$1,549 |
| | 3 | 2 Bedroom | \$69,700 | \$1,743 |
| | 4 | 3 Bedroom | \$77,450 | \$1,936 |
| | 5 | 4 Bedroom | \$83,650 | \$2,091 |
| | 6 | 5 Bedroom | \$89,850 | \$2,246 |

Source: U.S. Department of Housing and Urban Development (HUD)

Note: Incomes are based on the 2009 Area Median Income (AMI) limits for the San Francisco HUD Metro FMR Area (HMFA). Rents are calculated based on 30% of gross monthly income. (FMR = Fair Market Rents)

TABLE 18. 2009 Homeownership Affordable Housing Guidelines

| Income Levels | Household Size | Average Unit Size | Maximum Annual Income | Monthly Housing Expense | Maximum Purchase Price |
|---|----------------|-------------------|-----------------------|-------------------------|------------------------|
| Low Income (80% of HUD Median Income) | 1 | Studio | \$54,200 | \$1,491 | \$166,749 |
| | 2 | 1 Bedroom | \$61,950 | \$1,704 | \$192,745 |
| | 3 | 2 Bedroom | \$69,700 | \$1,917 | \$218,741 |
| | 4 | 3 Bedroom | \$77,450 | \$2,130 | \$244,736 |
| | 5 | 4 Bedroom | \$83,560 | \$2,298 | \$264,332 |
| Median Income (100% of HUD Median Income) | 1 | Studio | \$67,750 | \$1,863 | \$222,701 |
| | 2 | 1 Bedroom | \$77,450 | \$2,130 | \$256,749 |
| | 3 | 2 Bedroom | \$87,100 | \$2,395 | \$290,591 |
| | 4 | 3 Bedroom | \$96,800 | \$2,662 | \$324,639 |
| | 5 | 4 Bedroom | \$104,550 | \$2,875 | \$350,634 |
| Moderate Income (120% of HUD Median Income) | 1 | Studio | \$81,300 | \$2,236 | \$278,653 |
| | 2 | 1 Bedroom | \$92,950 | \$2,556 | \$320,753 |
| | 3 | 2 Bedroom | \$104,500 | \$2,874 | \$362,440 |
| | 4 | 3 Bedroom | \$116,150 | \$3,194 | \$404,541 |
| | 5 | 4 Bedroom | \$125,450 | \$3,450 | \$436,937 |

Source: U.S. Department of Housing and Urban Development (HUD)

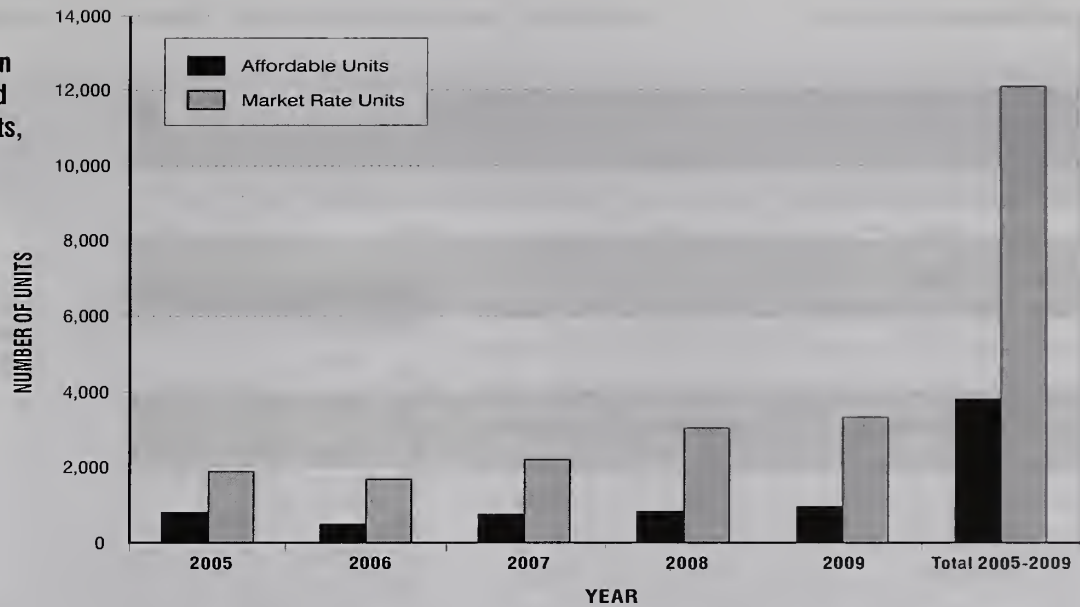
Note: Incomes are based on the 2009 Area Median Income (AMI) limits for the San Francisco HUD Metro FMR Area (HMFA). Monthly housing expenses are calculated based on 33% of gross monthly income. (FMR = Fair Market Rents). Maximum purchase price is the affordable price from San Francisco's Inclusionary Housing Program and incorporates monthly fees and taxes into sales price.

Table 19 shows the production of affordable housing by levels of affordability and Table 20 shows new affordable housing by type. These numbers do not include affordable units that result from acquiring and rehabilitating residential buildings by nonprofit housing organizations. Those units are covered later in the report.

- The number of new affordable units (946) produced in 2009 was the highest amount ever and was 15% more than in 2008 (823).
- About 36% of the new affordable units in 2009 were units for homeowner units (339)
- A total of 70 units were added to existing residential buildings in 2009. Typically, these are smaller units and are sometimes referred to as secondary or "granny" units; these are also usually affordable to households with moderate incomes.

Major affordable housing projects completed in 2009 include: 601 Alabama Street (151 units); 1390 Mission Street (136 units); 275 Tenth Street (135 units); 330 and 335 Berry Street (131 units); 5600 Third Street (124 units); 650 Eddy Street (83 units); 149 Mason Street (56 units); and 4800 Third Street (18 units).

All major (10 or more units) new affordable housing projects completed in 2009 are detailed in Appendix A-2. On-site affordable inclusionary units are listed under major market rate projects. See next section for more details. Affordable housing projects under construction, or in pre-construction or preliminary planning with either the Mayor's Office of Housing or the San Francisco Redevelopment Agency are presented in Appendix A-6.

FIGURE 7.**New Construction of Affordable and Market Rate Units, 2005-2009****TABLE 19.****New Affordable Housing Construction by Income Level, 2005-2009**

| Year | Extremely Low (30% AMI) | Very Low (50% AMI) | Lower (60% AMI) | Low (80% AMI) | Moderate (120% AMI) | Total Affordable Units | Total New Units | % of All New Units |
|--------------|-------------------------|--------------------|-----------------|---------------|---------------------|------------------------|-----------------|--------------------|
| 2005 | 66 | 387 | 236 | 0 | 110 | 799 | 1,872 | 43% |
| 2006 | 260 | 56 | 5 | 12 | 158 | 491 | 1,675 | 29% |
| 2007 | 0 | 412 | 100 | 20 | 203 | 735 | 2,197 | 33% |
| 2008 | 134 | 247 | 81 | 0 | 361 | 823 | 3,019 | 27% |
| 2009 | 0 | 550 | 0 | 140 | 256 | 946 | 3,366 | 28% |
| Total | 460 | 1,652 | 422 | 172 | 1,088 | 3,607 | 10,890 | 33% |

Source: Mayor's Office of Housing, Redevelopment Agency, Planning Department

TABLE 20.**New Affordable Housing Construction by Housing Type, 2005-2009**

| Year | Family | Senior | Individual/SRO | Homeowner | Total |
|-----------------------|--------|--------|----------------|-----------|-------|
| 2005 | 228 | 226 | 235 | 110 | 799 |
| 2006 | 260 | 0 | 56 | 175 | 491 |
| 2007 | 154 | 258 | 120 | 203 | 735 |
| 2008 | 227 | 160 | 134 | 302 | 823 |
| 2009 | 176 | 24 | 407 | 339 * | 946 |
| 2009 Percent of Total | 19% | 3% | 43% | 36% | 100% |

Source: Planning Department, Mayor's Office of Housing, Redevelopment Agency

Note: Family units include projects with a majority of two or more bedroom units. Individual / SRO includes projects with a majority of one bedroom, residential care facilities, shelters, and transitional housing.

* This does not include an additional 117 for-sale units that were built for other housing types.

Inclusionary Housing

In 1992, the Planning Commission adopted guidelines for applying the City's Inclusionary Affordable Housing Policy. This policy required housing projects with 10 or more units that seek a conditional use (CU) permit or planned unit development (PUD) to set aside a minimum of 10% of their units as affordable units. In 2002, the Board of Supervisors legislated these guidelines into law and expanded the requirement to all projects with 10 or more units. In condominium developments, the inclusionary affordable ownership units would be available to households earning up to 100% of the AMI; below market inclusionary rental units are affordable to households earning 60% or less of the area median income (AMI). If a housing project required a conditional use permit, then 12% of the units would need to be made available at the same levels of affordability.

In August 2006, the inclusionary requirements were increased to 15% if units were constructed on-site, and to 20% if constructed off-site and is applicable to projects of five units or more. These increases will only apply to new projects. All projects in the pipeline at the time these changes were adopted will be exempt from these increases, except for projects that have not yet received Planning Department approval and those that will receive a rezoning that increases the amount of housing that can be constructed on their property. Table 21 shows inclusionary units completed from 2005-2009.

- In 2009, fewer inclusionary units (44) were built than in any year since the inclusionary requirements have been in effect. The 44 units built in 2009 represent a 88% decrease over the record number of inclusionary units provided in 2008. This drop is due to the number of off-site inclusionary housing for very large projects having been completed in 2008 as well as more developers opting to pay the in-lieu fee than in previous years. Appendix E lists the in-lieu fees collected since 1992.
- All 44 inclusionary units completed in 2009 were the result of the on-site requirement.

Appendix A-1 provides a complete list of projects with ten or more units constructed in 2009 with details of new construction with inclusionary units for those projects that have them.

| Year | Units |
|--------------|------------|
| 2005 | 111 |
| 2006 | 189 |
| 2007 | 167 |
| 2008 | 379 |
| 2009 | 44 |
| Total | 890 |

TABLE 21.
New Inclusionary
Units, 2005-2009

Sources: Planning Department,
Mayor's Office of Housing

Affordability of Market Rate Housing

The San Francisco Bay Area remains one of the nation's most expensive housing markets, with housing prices remaining high.

- In 2009, rental prices in San Francisco increased 1.7%: \$2,695 from \$2,650 for a two-bedroom apartment. Bay Area rents for a two-bedroom apartment increased 4.6% from 2008 to 2009.
- In 2009, the median price for a two-bedroom home in San Francisco was about \$611,410 or 1.3% more than 2008 (\$603,570) — the first increase since 2005. Overall median sales price in 2009, including all unit sizes and condominiums, was about \$649,000. The 2009 median price for a two-bedroom home in the Bay Area region was set at \$429,000, 11% higher than the price in 2008.
- A San Francisco family of three earning 120% of the HUD median income (the household in need of affordable housing with the most income available to spend on purchasing a home — \$362,440 from Table 18) would fall about \$248,970 short of being able to purchase a median-priced two-bedroom home (\$603,570).

TABLE 22. Housing Price Trends, San Francisco Bay Area, 2000-2009

| Year | Rental | | For Sale | |
|------|-----------------------|----------|-------------------|-----------|
| | Two Bedroom Apartment | | Two Bedroom House | |
| | San Francisco | Bay Area | San Francisco | Bay Area |
| 2000 | \$2,750 | N/A | \$468,330 | \$355,260 |
| 2001 | \$2,331 | N/A | \$467,500 | \$384,480 |
| 2002 | \$2,089 | N/A | \$523,300 | \$427,270 |
| 2003 | \$2,023 | N/A | \$607,140 | \$455,390 |
| 2004 | \$2,068 | N/A | \$670,450 | \$536,550 |
| 2005 | \$2,229 | N/A | \$737,500 | \$621,790 |
| 2006 | \$2,400 | N/A | \$680,970 | \$635,820 |
| 2007 | \$2,750 | N/A | \$664,060 | \$642,910 |
| 2008 | \$2,650 | \$1,810 | \$603,570 | \$387,500 |
| 2009 | \$2,695 | \$1,894 | \$611,410 | \$429,000 |

Sources: Zilpy.com for Apartment rental prices, California Association of Realtors for home sale prices;

Notes: Zilpy.com's Bay Area rents do not include Santa Clara County; the California Association of Realtors Bay Area data do not include Napa and Sonoma Counties.

- A three-person household earning 80% of the median income (the household in need of affordable housing with the most income available to spend on rent) could pay a maximum rent of \$1,743 or 65% of the median rent (\$2,695), about the same level as in 2008 (64% of median rent).

Table 22 gives rental and sales prices for 2000 through 2009. The high cost of housing prevents families earning less than the median income from being able to purchase or rent a median-priced home in San Francisco.

Affordable Housing Acquisition and Rehabilitation

Acquisition and rehabilitation involves non-profit housing organizations purchasing existing residential buildings in order to rehabilitate units for low- and very low-income persons. Table 23 shows units that have been rehabilitated through funding by the Mayors Office of Housing (MOH)

and the San Francisco Redevelopment Agency (SFRA). Often it is more economical to purchase and rehabilitate existing run-down units than to build new units. While many of these units are residential hotel (single room occupancy or SRO) units, acquisition and rehabilitation also includes homes for residential care providers, apartments for families, and conversions of commercial or industrial buildings for homeless persons and families.

The *Housing Inventory* reports units in such projects as adding to the housing stock only when new units are created as a result of the rehabilitation. For example, if a 50-unit SRO is rehabilitated and at the end, the SRO still has 50 units, then for the purposes of this report, these units would not be counted as adding to the housing stock.

In 2009, only 16 existing units were rehabilitated. The two rehabilitation projects for 2009 were the Park Hotel at 1040 Folsom Street (10 of 48 units) and the Hunter Hotel at 100 Sixth Street (6 of 14 units).

TABLE 23.
Units Rehabilitated, 2005-2009

| Year | Units Acquired / Rehabilitated |
|--------------|--------------------------------|
| 2005 | 404 |
| 2006 | 0 |
| 2007 | 146 |
| 2008 | 270 |
| 2009 | 16 |
| Total | 836 |

Source: Mayor's Office of Housing, San Francisco
Redevelopment Agency



MAP 1.
San Francisco Planning Districts

Changes in Housing Stock by Planning District

This section discusses the City's housing stock by Planning District. Map 1 shows San Francisco's 15 Planning Districts.

Table 24 summarizes newly constructed units completed and units demolished in each Planning District. It is important to note that the Net Housing Unit Gain calculation accounts for units lost or gained by alterations, even though these figures are not displayed. The table also ranks each Planning District by its position for each of the ratings categories.

- As in the last eight years, the South of Market Planning District had the most new construction in 2009 with 1,471 units built or 44% of the total new construction. Similarly, South of Market had the highest net gain, adding 1,523 units or 44% of net addition citywide.

- The Downtown Planning District ranked second in new construction (1,143 units) and in net units gained (1,135).
- The South Bayshore Planning District ranked third in new construction (322 units) and in net units gained (322).
- The South Central Planning District had the highest number of units demolished, with 6 of the City's 29 demolished units.

Figure 8 shows total new housing constructed and demolished by San Francisco Planning Districts in 2009.

TABLE 24. Housing Units Completed and Demolished by Planning District, 2009

| No. | District Name | Units Completed | Rank | Units Demolished | Rank | Net Gain Housing Units* | Rank |
|-----|------------------|-----------------|-----------|------------------|-----------|-------------------------|-----------|
| 1 | Richmond | 5 | 11 | 5 | 2 | 10 | 10 |
| 2 | Marina | 7 | 10 | 1 | 8 | (2) | 15 |
| 3 | Northeast | 36 | 6 | 2 | 6 | 59 | 5 |
| 4 | Downtown | 1,143 | 2 | 0 | 10 | 1,135 | 2 |
| 5 | Western Addition | 57 | 5 | 3 | 5 | 49 | 6 |
| 6 | Buena Vista | 3 | 13 | 0 | 10 | 8 | 11 |
| 7 | Central | 9 | 9 | 5 | 2 | 15 | 9 |
| 8 | Mission | 255 | 4 | 4 | 4 | 278 | 4 |
| 9 | South of Market | 1,471 | 1 | 0 | 10 | 1,523 | 1 |
| 10 | South Bayshore | 322 | 3 | 0 | 10 | 322 | 3 |
| 11 | Bernal Heights | 2 | 14 | 0 | 10 | 3 | 14 |
| 12 | South Central | 28 | 7 | 6 | 1 | 22 | 7 |
| 13 | Ingleside | 5 | 11 | 1 | 8 | 7 | 12 |
| 14 | Inner Sunset | 22 | 8 | 2 | 6 | 20 | 8 |
| 15 | Outer Sunset | 1 | 15 | 0 | 10 | 5 | 13 |
| | Total | 3,366 | -- | 29 | -- | 3,454 | -- |

Source: Planning Department

*Note: The "net gain housing units" calculation accounts for units lost/gained by alterations but those figures are not displayed.

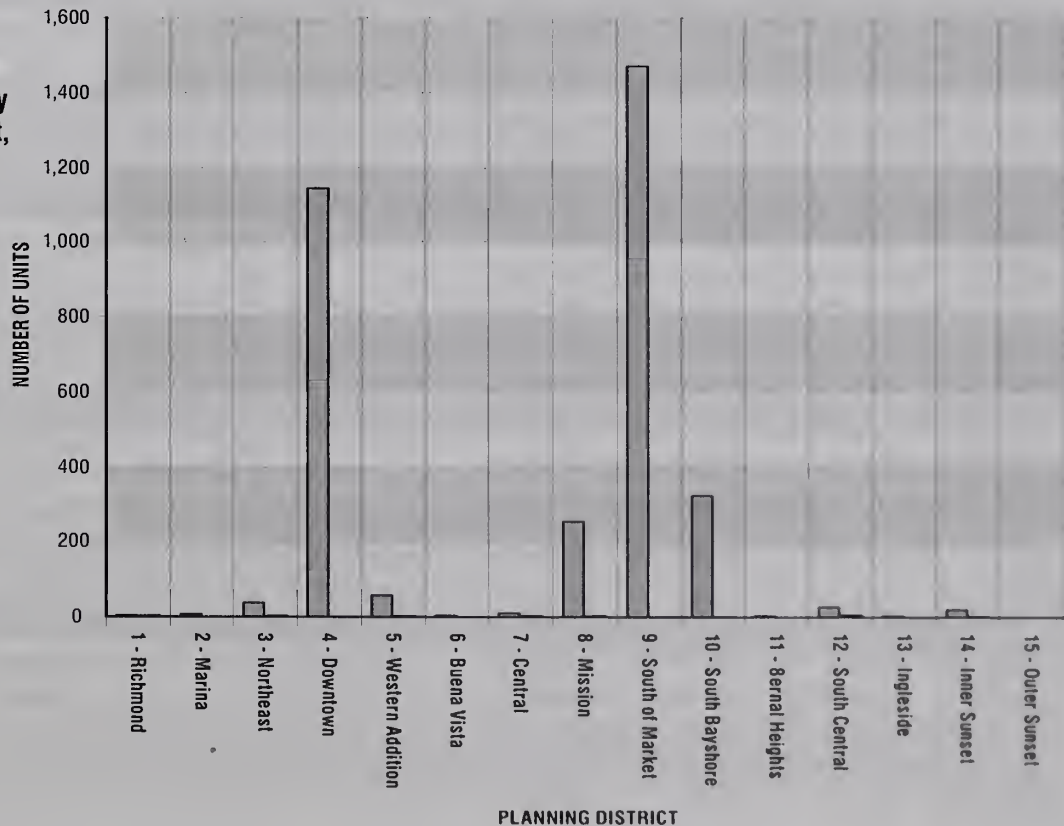
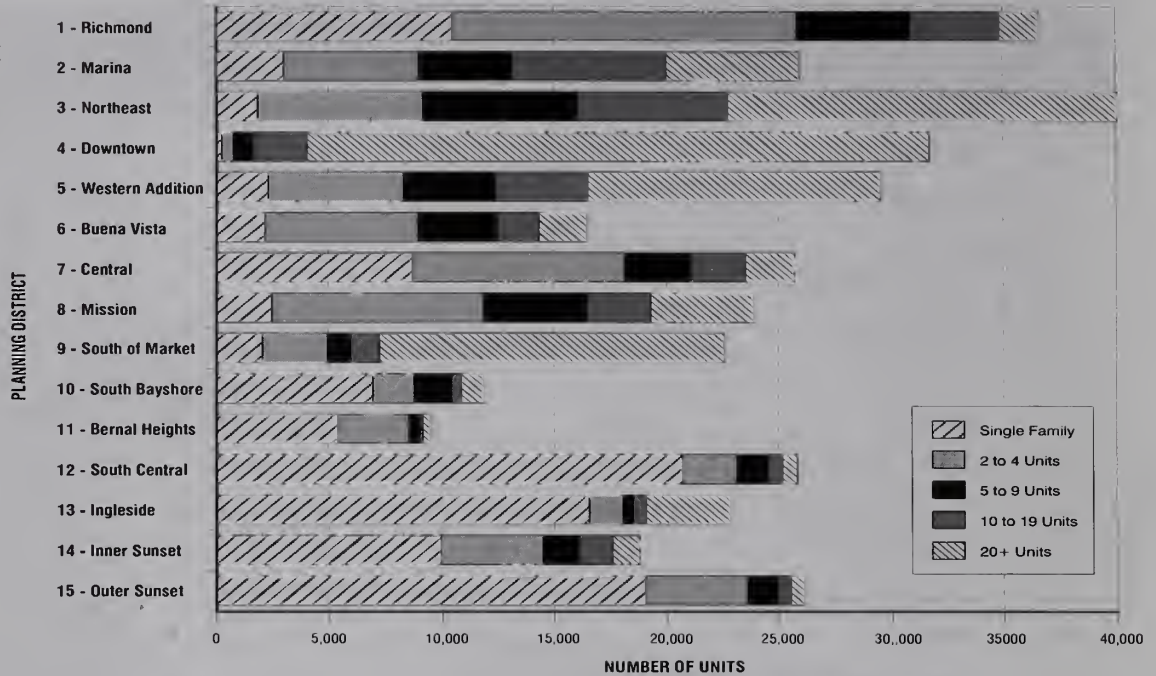
FIGURE 8.
Units Completed
& Demolished by
Planning District,
2009

FIGURE 9.

San Francisco Housing Stock by Planning District, 2009



Housing Stock by Planning District

Figure 9 shows the total overall housing stock by building type for the fifteen San Francisco Planning Districts. Table 25 contains San Francisco housing stock totals by Planning District and shows the net gain since the 2000 Census.

- The Northeast and Richmond Planning Districts continue to have the highest number of overall units, with each having over 35,000 units. The Northeast District accounts for 11% of the City's housing stock, while the Richmond Planning District accounts for 10%.
- The South Central, Outer Sunset, and Ingleside Planning Districts remain the areas with the highest number of single-family homes in San Francisco. Together these areas account for 51% of all single-family homes.
- The Richmond, Central, and Mission Planning Districts are the areas with the highest numbers of buildings with two to four units, representing 19%, 12%, and 11% of those units respectively.

- In the "5 to 9 Units" category, the Northeast and Richmond Planning Districts have the highest numbers of those units with 17% and 13% respectively.
- The Marina and Northeast Planning Districts continue to have the highest share of buildings with 10 to 19 units. Thirty seven percent of the City's multi-family buildings with 10 to 19 units are in these districts.
- The Downtown Planning District has the largest stock of the city's high-density housing (27,687). The Northeast Planning District is second with 17,351 units. Eighty-seven percent of all housing in the Downtown Planning District is in buildings with 20 or more units. This district accounts for 28% of all the high-density housing citywide. The Northeast Planning District, next with 43% of its units in buildings with 20 units or more, claims 18% of the City's high-density housing.

TABLE 25. San Francisco Housing Stock by Planning District, 2000-2009

| Planning District | Single Family | 2 to 4 Units | 5 to 9 Units | 10 to 19 Units | 20+ Units | District Total |
|----------------------------|---------------|---------------|--------------|----------------|---------------|----------------|
| 1. Richmond | | | | | | |
| 2000 Census Count | 10,459 | 15,130 | 4,989 | 3,892 | 1,725 | 36,195 |
| April 2000-2008 | (18) | 241 | 42 | 78 | 33 | 376 |
| 2009 | (5) | 15 | | | | 34 |
| Total | 10,436 | 15,386 | 5,031 | 3,970 | 1,758 | 36,581 |
| Percent of Total | 28.5% | 42.1% | 13.8% | 10.9% | 4.8% | 10.0% |
| 2. Marina | | | | | | |
| 2000 Census Count | 2,978 | 5,958 | 4,122 | 6,900 | 5,752 | 25,710 |
| April 2000-2008 | (14) | 24 | 17 | | 187 | 214 |
| 2009 | | 7 | (9) | | | (2) |
| Total | 2,964 | 5,989 | 4,130 | 6,900 | 5,939 | 25,922 |
| Percent of Total | 11.4% | 23.1% | 15.9% | 26.6% | 22.9% | 7.1% |
| 3. Northeast | | | | | | |
| 2000 Census Count | 1,813 | 7,228 | 6,782 | 6,571 | 16,658 | 39,052 |
| April 2000-2008 | (11) | 62 | 67 | 153 | 693 | 964 |
| 2009 | 1 | 22 | 36 | | | 59 |
| Total | 1,803 | 7,312 | 6,885 | 6,724 | 17,351 | 40,075 |
| Percent of Total | 4.5% | 18.2% | 17.2% | 16.8% | 43.3% | 10.9% |
| 4. Downtown | | | | | | |
| 2000 Census Count | 210 | 508 | 799 | 2,332 | 23,230 | 27,079 |
| April 2000-2008 | | 1 | 81 | 56 | 3,327 | 3,465 |
| 2009 | | 3 | 2 | | 1,130 | 1,135 |
| Total | 210 | 512 | 882 | 2,388 | 27,687 | 31,679 |
| Percent of Total | 0.7% | 1.6% | 2.8% | 7.5% | 87.4% | 8.6% |
| 5. Western Addition | | | | | | |
| 2000 Census Count | 2,236 | 5,930 | 3,912 | 3,981 | 11,915 | 27,974 |
| April 2000-2008 | 28 | 49 | 151 | 182 | 1,094 | 1,504 |
| 2009 | 3 | 7 | | | 39 | 49 |
| Total | 2,267 | 5,986 | 4,063 | 4,163 | 13,048 | 29,527 |
| Percent of Total | 7.7% | 20.3% | 13.8% | 14.1% | 44.2% | 8.0% |
| 6. Buena Vista | | | | | | |
| 2000 Census Count | 2,141 | 6,742 | 3,463 | 1,860 | 1,852 | 16,058 |
| April 2000-2008 | (18) | 35 | 30 | 18 | 290 | 353 |
| 2009 | 1 | 7 | | | | 8 |
| Total | 2,124 | 6,784 | 3,493 | 1,876 | 2,142 | 16,419 |
| Percent of Total | 12.9% | 41.3% | 21.3% | 11.4% | 13.0% | 4.5% |
| 7. Central | | | | | | |
| 2000 Census Count | 8,655 | 9,295 | 2,893 | 2,387 | 2,185 | 25,415 |
| April 2000-2008 | 2 | 147 | 34 | 79 | | 262 |
| 2009 | (1) | 16 | | | | 15 |
| Total | 8,656 | 9,458 | 2,927 | 2,466 | 2,185 | 25,692 |
| Percent of Total | 33.7% | 36.8% | 11.4% | 9.6% | 8.5% | 7.0% |
| 8. Mission | | | | | | |
| 2000 Census Count | 2,438 | 9,202 | 4,354 | 2,495 | 3,925 | 22,414 |
| April 2000-2008 | (8) | 162 | 206 | 364 | 464 | 1,188 |
| 2009 | | 15 | 26 | 12 | 227 | 280 |
| Total | 2,430 | 9,379 | 4,586 | 2,871 | 4,616 | 23,882 |
| Percent of Total | 10.2% | 39.3% | 19.2% | 12.0% | 19.3% | 6.5% |

CONTINUED

| Planning District | Single Family | 2 to 4 Units | 5 to 9 Units | 10 to 19 Units | 20+ Units | District Total |
|---------------------------|----------------|---------------|---------------|----------------|---------------|----------------|
| 9. South of Market | | | | | | |
| 2000 Census Count | 2,025 | 2,690 | 959 | 897 | 6,396 | 12,967 |
| April 2000-2008 | (15) | 168 | 74 | 323 | 7,522 | 8,072 |
| 2009 | 2 | 14 | 2 | 46 | 1,459 | 1,523 |
| Total | 8,072 | 2,872 | 1,035 | 1,266 | 15,377 | 22,562 |
| Percent of Total | 8.9% | 12.7% | 4.6% | 5.6% | 68.2% | 6.1% |
| 10. South Bayshore | | | | | | |
| 2000 Census Count | 6,917 | 1,680 | 1,625 | 315 | 419 | 10,956 |
| April 2000-2008 | (17) | 89 | 36 | 73 | 386 | 567 |
| 2009 | 2 | 52 | 17 | 18 | 233 | 322 |
| Total | 6,902 | 1,821 | 1,678 | 406 | 1,038 | 11,845 |
| Percent of Total | 58.3% | 15.4% | 14.2% | 3.4% | 8.8% | 3.2% |
| 11. Bernal Heights | | | | | | |
| 2000 Census Count | 5,328 | 3,092 | 453 | 136 | 203 | 9,212 |
| April 2000-2008 | 27 | 43 | 28 | | 130 | 228 |
| 2009 | 2 | 1 | | | | 3 |
| Total | 5,357 | 3,136 | 481 | 136 | 333 | 9,443 |
| Percent of Total | 56.7% | 33.2% | 5.1% | 1.4% | 3.5% | 2.6% |
| 12. South Central | | | | | | |
| 2000 Census Count | 20,553 | 2,339 | 1,248 | 583 | 246 | 24,969 |
| April 2000-2008 | 122 | 83 | 96 | 96 | 404 | 801 |
| 2009 | 3 | 7 | 12 | | | 22 |
| Total | 20,678 | 2,429 | 1,356 | 679 | 650 | 25,792 |
| Percent of Total | 80.2% | 9.4% | 5.3% | 2.6% | 2.5% | 7.0% |
| 13. Ingleside | | | | | | |
| 2000 Census Count | 16,466 | 1,490 | 461 | 585 | 3,282 | 22,284 |
| April 2000-2008 | 48 | 5 | 1 | (14) | 495 | 535 |
| 2009 | 2 | 5 | | | | 7 |
| Total | 16,516 | 1,500 | 462 | 571 | 3,777 | 22,826 |
| Percent of Total | 72.4% | 6.6% | 2.0% | 2.5% | 16.5% | 6.2% |
| 14. Inner Sunset | | | | | | |
| 2000 Census Count | 9,895 | 4,478 | 1,582 | 1,478 | 1,194 | 18,627 |
| April 2000-2008 | 3 | 56 | 20 | 14 | 22 | 115 |
| 2009 | 5 | 6 | (2) | 11 | | 20 |
| Total | 9,903 | 4,540 | 1,600 | 1,503 | 1,216 | 18,762 |
| Percent of Total | 52.8% | 24.2% | 8.5% | 8.0% | 6.5% | 5.1% |
| 15. Outer Sunset | | | | | | |
| 2000 Census Count | 19,011 | 4,406 | 1,298 | 584 | 487 | 25,786 |
| April 2000-2008 | 9 | 140 | 23 | 28 | 120 | 320 |
| 2009 | 1 | 2 | | | | 3 |
| Total | 19,021 | 4,548 | 1,321 | 612 | 607 | 26,109 |
| Percent of Total | 72.9% | 17.4% | 5.1% | 2.3% | 2.3% | 7.1% |
| Citywide | | | | | | |
| 2000 Census Count | 111,125 | 80,168 | 38,940 | 34,996 | 79,469 | 344,698 |
| April 2000-2008 | 138 | 1,305 | 906 | 1,448 | 15,167 | 18,964 |
| 2009 | 16 | 179 | 84 | 87 | 3,088 | 3,454 |
| Total | 111,279 | 81,652 | 39,930 | 36,531 | 97,724 | 367,116 |
| Percent of Total | 30.3% | 22.2% | 10.9% | 10.0% | 26.6% | 100.0% |

Source: Planning Department

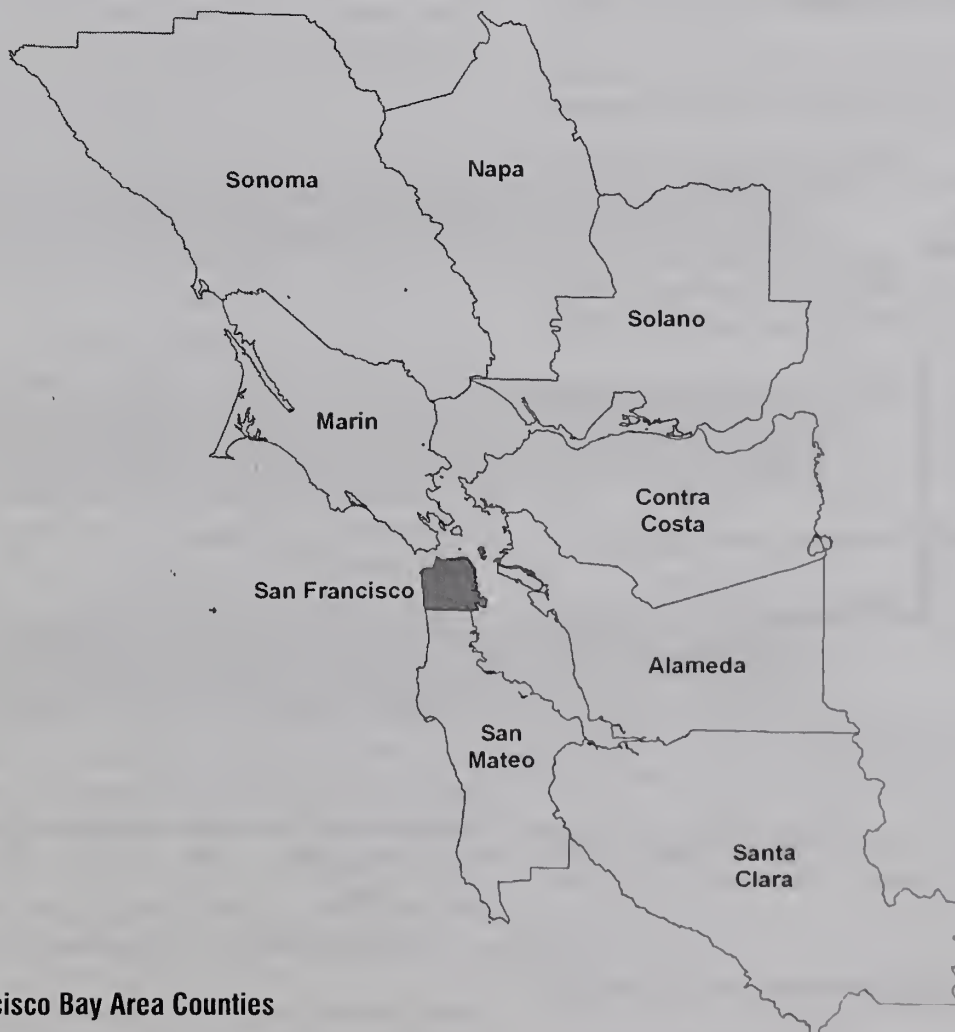
Housing Construction in the Bay Area

This section provides a regional context to the City's housing production trends. San Francisco is one of nine counties that make up the Bay Area.

- In 2009, Bay Area counties authorized 6,091 units for construction, 52% lower than the 2008 authorizations (12,617).
- Alameda (22%), Contra Costa (19%), Santa Clara (17%), San Francisco (12%), and San Mateo (10%) counties accounted for almost 80% of the units authorized.

- In San Francisco, 95% of new housing is in multi-family buildings whereas San Mateo (69%), Marin (60%), Alameda (40%), and Santa Clara (38%) have more of a mix of single and multi-family units. Single-family housing predominates in the other Bay Area counties.

Map 2 shows the nine counties that make up the Greater San Francisco Bay Area. Table 26 shows the total number of units authorized for construction for San Francisco and the rest of the Bay Area for 2009. Figure 10 shows trends in housing construction by building type from 2000 to 2009.



MAP 2.
San Francisco Bay Area Counties

TABLE 26.

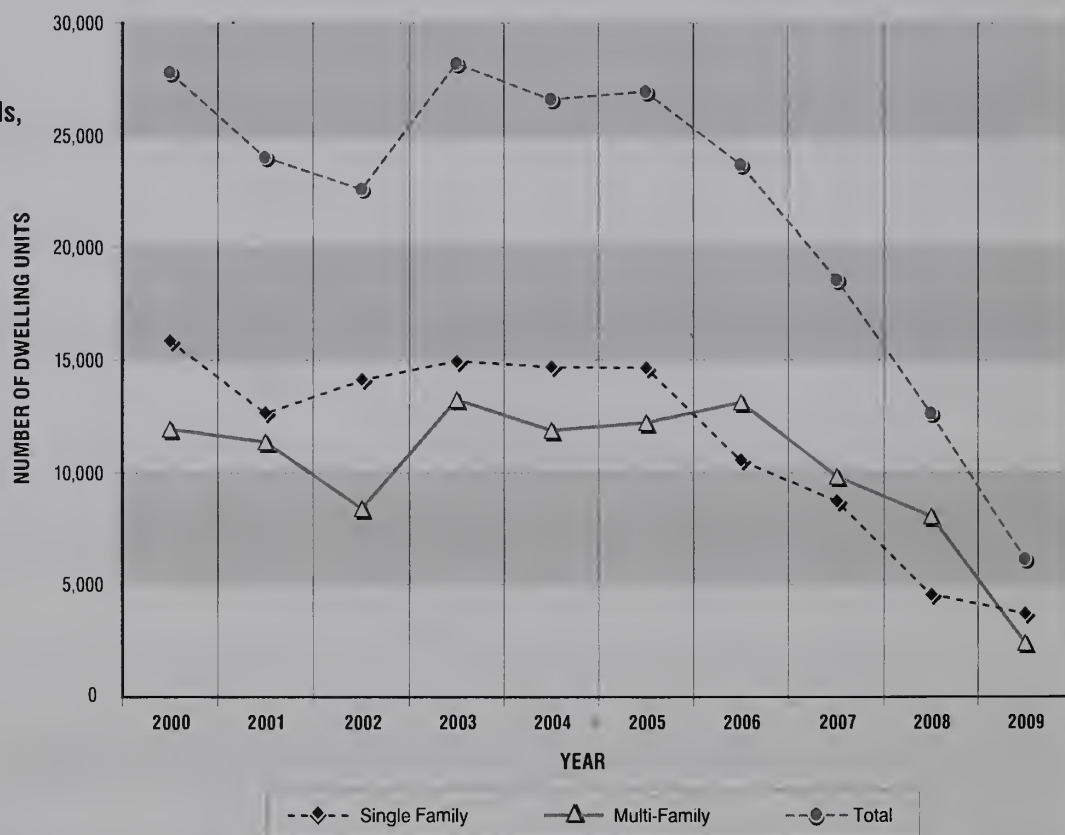
Units Authorized for Construction for San Francisco and the Bay Area Counties, 2009

| County | Single-Family Units | Multi-Family Units | Total Units | Percent of Total |
|---------------|---------------------|--------------------|--------------|------------------|
| Alameda | 802 | 526 | 1,328 | 22% |
| Contra Costa | 998 | 155 | 1,153 | 19% |
| Marin | 64 | 97 | 161 | 3% |
| Napa | 126 | 4 | 130 | 2% |
| San Francisco | 37 | 715 | 752 | 12% |
| San Mateo | 189 | 419 | 608 | 10% |
| Santa Clara | 651 | 396 | 1,047 | 17% |
| Solano | 501 | 5 | 506 | 8% |
| Sonoma | 335 | 71 | 406 | 7% |
| Total | 3,703 | 2,388 | 6,091 | 100% |

Source: Construction Industry Research Board

FIGURE 10.

Bay Area Housing Construction Trends, 2000-2009



Appendices

Appendix A: Project Lists

This Appendix details major projects in various stages of the planning or construction process: projects under Planning Department review, projects that have been authorized for construction by the Department of Building Inspection, and projects that have been completed. A project's status changes over time. During a reporting period, a project may move from approved to under construction or from under construction to completed. Similarly, a project may change from rental to condominiums, or vice versa, before a project is completed or occupied.

Table A-1 details major market-rate housing projects with ten or more units that were completed in 2009. This list also includes the number of inclusionary units in the project.

Table A-2 is comprised of major affordable housing projects with 10 or more units that were completed in 2009.

Table A-3 provides information for all projects with 10 or more units that were fully entitled by the Planning Department in 2009. These projects typically require either a conditional use permit, environmental review, or some other type of review by the Planning Commission or Zoning Administrator, or the Environmental Review Officer.

Table A-4 provides information for all projects with 10 or more units that were filed with the Planning Department in 2009. These projects require a conditional use permit, environmental review, or other types of review by the Planning Commission, Zoning Administrator, or the Environmental Review Officer. This list does not include projects submitted for informal Planning project review and for which no applications have been filed.

Table A-5 contains residential projects with five or more units authorized for construction by DBI in 2009.

Table A-6 is an accounting of affordable housing projects in the "pipeline" — projects that are under construction, or in pre-construction or preliminary planning with either the Mayor's Office of Housing or the San Francisco Redevelopment Agency.

Appendix B: Planning Area Annual Monitoring

Table B-1 details 2009 housing trends in recently adopted planning areas.

Table B-2 summarizes the units entitled by the Planning Department in 2009 by planning areas.

Table B-3 summarizes units gained from new construction in 2009 by planning areas.

Table B-4 summarizes units demolished in 2009 by planning areas.

Table B-5 summarizes units lost through alterations and demolitions in 2009 by planning areas.

Table B-6 summarizes affordable housing projects for 2009 in planning areas.

Appendix C: San Francisco Zoning Districts

Appendix D: Affordable Housing Guidelines for Inclusionary Housing

Table D-1 lists the 2009 rental affordable housing guidelines for inclusionary housing.

Table D-2 lists the 2009 homeownership affordable housing guidelines for inclusionary housing.

Appendix E: In-Lieu Housing Fees Collected

Appendix F: Glossary

TABLE A-1.
Major Market Rate Housing Projects Completed, 2009

| Project Name / Address | Total Units | Affordable Units | Unit Mix | Tenure Type | Initial Sales or Rental Price |
|--|-------------|----------------------------|---|-------------|-------------------------------|
| Trinity Plaza, Phase I 1188 Mission St | 440 | 12 Rent Controlled 360 | 360 - Studio 80 - 1 BR | Rental | \$1,975 |
| Millennium Tower 301 Mission St | 420 | Off-site Completed 2008 | 91 - 1 BR 321 - 2 BR | Ownership | \$650,000 |
| The Infinity, Spear St Tower 338 Spear St and Treetop residences 318 Spear St and 333 Main St | 413 | Off-site Completed 2008 | 12 - Studio 89 - 1 BR 254 - 2 BR 58 - 3 BR | Ownership | \$815,000 |
| Avalon at Mission Bay III 240 Berry St | 260 | 0 | - Studio - 1 BR - 2 BR | Ownership | \$1,855 |
| Strata 1201 Fourth St | 192 | 0 | 130 - 1 BR 62 - 2 BR | Rental | \$1,900 |
| Ashton 301 Executive Park Blvd | 110 | In-Lieu | 1 - Studio 60 - 1 BR 49 - 2 BR | Rental | \$2,200 |
| Cubix 766 Harrison St | 98 | 7 | 98 - Studio | Ownership | \$199,000 |
| Radiance at Mission Bay 325 China Basin St | 98 | 0 | - Studio - 1 BR - 2 BR | Ownership | \$595,000 |
| Homes on Esprit Park 900 Minnesota St | 75 | In-Lieu | 60 - 1 BR 14 - 2 BR 1 - 3 BR | Ownership | \$900,000 |
| 829 Folsom St | 69 | In-Lieu | 3 - Studio 50 - 1 BR 15 - 2 BR 1 - 3 BR | Ownership | \$390,000 |
| Union South 2125 Bryant St | 53 | 9 | 5 - 1 BR 28 - 2 BR 20 - 3 BR | Ownership | \$500,000 |
| 77 Van Ness Ave | 50 | 6 | 5 - Studio 25 - 1 BR 10 - 2 BR | Ownership | \$350,000 |
| Bayside Vista Hester Ave at Lauren Ct | 50 | 6 | 25 - 2 BR 18 - 3 BR 7 - 4 BR | Ownership | \$449,000 |
| 550 18th St 680 Illinois St 2075 Third St | 35 | Off-site | 27 - 2 BR 8 - 3 BR | Ownership | |
| 2200 Mission St | 23 | 3 | - 1 BR - 2 BR - 3 BR - 4 BR | Ownership | \$449,000 |
| 480 14th St | 12 | 1 | 9 - 1 BR 3 - 2 BR | Ownership | \$799,000 |
| 728 Montgomery St | 12 | 0 | - 1 BR - 2 BR - 3 BR | Ownership | \$875,000 |
| 1327 Seventh Ave | 11 | In-Lieu | - Studio - 1 BR - 2 BR - 3 BR | Ownership | \$869,000 |

Sources: Planning Department, Mayor's Office of Housing; San Francisco Redevelopment Agency

TABLE A-2.

Major Affordable Housing Projects Completed, 2009

| Project Name / Address | Developer / Sponsor | Units | Unit Mix | Tenure Type | Price (Rental or Selling) | AMI % Targets | Type of Housing |
|---|---|-------|--|--------------------|---------------------------------------|---------------|-----------------|
| Mosaica 601 Alabama St 2949 18th St | Citizen's Housing Corporation | 151 | 17 - Studio 13 - 1 BR 56 - 2 BR 60 - 3 BR 5 - 4 BR | Rental / Ownership | VLI Families | 25-50% | Family & Senior |
| Tenth & Mission Family Housing 1390 Mission St | Mercy Housing | 136 | 34 - 1 BR 42 - 2 BR 60 - 3 BR | Rental | VLI Families | 31-50% | Family |
| 275 Tenth St Supportive Housing | Episcopal Community Services of San Francisco | 134 | 134 - Studio | Rental | ELI Homeless | 25-30% | SRO |
| Mission Walk 330 & 335 Berry St | Bridge Housing | 131 | 25 - 1 BR 82 - 2 BR 24 - 3 BR | Ownership | Moderate | 80-120% | Family |
| Armstrong Townhomes 5600 third St | Bridge Housing | 124 | 52 - 2 BR 48 - 3 BR 24 - 4 BR | Ownership | VLI and LI Families | 60-100% | Family |
| Arnett Watson Apartments 650 Eddy St | Tenderloin Neighborhood Development Corporation | 83 | 36 - Studio 33 - 1 BR 14 - 2 BR | Rental | VLI Homeless Individuals and Families | 31-50% | Family |
| 149 Mason St | Glide Economic Development Corporation | 56 | 56 - Studio | Rental | ELI Homeless | 15% | SRO |
| Bay Oaks 4800 Third St | SF Housing Development Corporation | 18 | 12 - 1 BR 6 - 2 BR | Ownership | Moderate | 80-120% | Family |

Sources: Planning Department, Mayor's Office of Housing; San Francisco Redevelopment Agency

TABLE A-3.

Major Housing Projects Reviewed and Entitled by Planning Department, 2009

| Planning Case No. | Address / Project Name | Case Description | No. Units | Approval Date | Body | Action | Action No. |
|-------------------|------------------------|---|-----------|---------------|------|----------|------------|
| 2007.1250X | 333 Harrison St | The proposed project would demolish existing surface parking lot and construct mid-rise, 65-foot high residential building with approximately 315 studio, one- and two-bedroom dwelling units while providing approximately half-acre public city park. | 315 | 3/19/09 | CPC | Approved | 17844 |
| 2005.0979X | 1390 Market St | Fox Plaza currently contains two buildings: a 29-story mixed-use building and a two-story commercial building. The proposal would demolish the existing two-story, 19,000 structure located on the NE corner of the lot and construct a new building which would be 120 feet high in 11 stories, including 17,500 sf of retail, 230 dwelling units, and no parking spaces. | 230 | 5/28/09 | CPC | Approved | 17893 |
| 2006.0884C | 1150 Ocean Ave | The proposed project would demolish the existing 14,900 sf retail and parking lot and construct 173 residential units, above 30,000 sf ground floor retail, and podium parking. The project would consist of two buildings, up to 55 feet in height, and a total of 237 parking spaces. The project includes extending Brighton and Lee Avenues through the site in lieu of paying the Balboa Park impact fees, requiring an "in-kind agreement" with the City. | 175 | 5/21/09 | CPC | Approved | 17885 |
| 2007.1342C | 168 Eddy St | The proposed project would construct an 100% affordable 170-unit building over 15,000 sf of retail. | 170 | 3/26/09 | CPC | Approved | 17849 |
| 2005.0540C | 1415 Mission St | The proposed project would demolish a tire store and construct a 16-story mixed-use project with 156 dwelling units, 156 off-street valet parking spaces, and 2,350 sf of ground floor retail use and 2,430 sf office. | 156 | 11/12/09 | CPC | Approved | 17979 |
| 2006.1431C | 1960-1998 Market St | The proposed project would demolish a gas station and construct 115 condominium units with 96 parking spaces and 9,000 sf of retail. The building would be approximately 85 feet tall and eight stories in height. | 115 | 6/4/09 | CPC | Approved | 17894 |
| 2007.1121X | 429 Beale St | The proposed project would demolish the existing structures, and construct a new 8-story 84-foot building with 113 dwelling units and 57 parking spaces. | 113 | 5/14/09 | CPC | Approved | 17878 |
| 2007.1464C | 1036-1040 Mission St | The proposed project would construct an 100% affordable residential mid-rise, with 106 units and 116,055 sf of ground floor retail on two lots, in one structure with two bldg two masses -- one 13-story, one 8-story --and two City Carshare spaces, on an existing surface parking lot. | 100 | 5/14/09 | CPC | Approved | 17876 |
| 2008.1162E | 1100 Golden Gate Ave | The proposed project would construct a 5-story, 145-foot tall housing tower with 98 affordable senior rental units. | 98 | 9/2/09 | MEA | ND | |

CONTINUED >

| Planning Case No. | Address / Project Name | Case Description | No. Units | Approval Date | Body | Action | Action No. |
|-------------------|---------------------------|--|-----------|---------------|------|----------|------------|
| 2009.0476C | 178 Townsend St | The proposed project would convert the California Electric Light building and add a 62-foot, 5-story addition for 94 units with 47 spaces of stacker parking behind 2,700 sf of retail facing Townsend on the ground story. | 94 | 9/3/09 | CPC | Approved | 17944 |
| 2005.1106C | 2655 Bush St | The proposed project would demolish an existing convalescent care facility and construct 84 residential units with 4,500 sf of retail and 126 parking spaces. | 84 | 7/16/09 | CPC | Approved | 17922 |
| 2006.0826C | 1946 Polk St | The proposed project would demolish the three existing "L"-shaped buildings and a 15-space surface parking lot and construct a new 43-unit residential building with 2,900 sf of ground floor retail and 45 parking spaces. | 43 | 2/5/09 | CPC | Approved | 17813 |
| 2005.0876C | 345 Sixth St | The proposed project would demolish a 2,973 sf one-story office building and surface parking and construct a 37,200 sf, 36-unit five-story structure with residential over ground floor PDR/ business service and 9 parking spaces. | 36 | 4/2/09 | CPC | Approved | 17855 |
| 2008.0862C | 1622 Broadway | The proposed project would build a 7-story, 34-unit building with 49 parking spaces on an existing surface parking lot. | 34 | 3/12/09 | CPC | Approved | 17840 |
| 2005.0267C | 181 Turk St/ 180 Jones St | The proposed project would build an 8-story, 32-unit building with ground floor commercial space and 8 off-street parking spaces on an existing surface parking lot. | 32 | 3/5/09 | CPC | Approved | 17838 |
| 2006.0430C | 870 Harrison St | The proposed project would demolish an existing one-story 6,120 sf building and construct a building with 22 units, 1,282 sf of retail and 7 parking spaces. The new structure would be five stories and approximately 50 feet in height. | 22 | 6/18/09 | CPC | Approved | 17906 |
| 2005.0200V | 121 Ninth St | The proposed project would demolish an existing commercial building and construct a five-story, mixed use building with 20 units, 17 parking spaces, and 800 sf of ground floor commercial use, requiring a variance for off-street parking. | 20 | 7/31/09 | ZA | Approved | |
| 2007.0007X | 750 Second St | The proposed project would demolish the existing building and construct a new eight-story, 18-unit building with 5,050 sf of retail and 18 parking spaces, approximately 93 feet in height. | 18 | 9/10/09 | CPC | Approved | 17949 |
| 2007.1117C | 1731 Powell St | The proposed project would renovate a gutted theater into 3,500 square feet of commercial space and 17 residential condominiums with 20 parking spaces. | 15 | 1/8/09 | CPC | Approved | 17797 |
| 2008.0795D | 574 Natoma St | The proposed project would demolish the existing 1,875 sf, single-story warehouse and replace it with a 6,525 sf, 4-story 10-unit building with 2 parking spaces. | 10 | 3/27/09 | CPC | Approved | |

Source: Planning Department

TABLE A-4.

Major Housing Projects Filed at Planning Department, 2009

| Planning Case No. | Address / Project Name | Case Description | No. Units |
|-------------------|---------------------------------------|---|-----------|
| 2009.0159IEK | 1540 Market St | The proposed project would construct two buildings: one residential tower building, 400' in height, with 180 units and 50 parking spaces, and one 24-ft wide building, 65 feet in height, after demolition of an existing 4-story commercial building. | 180 |
| 2009.1011E | 1801, 1863, & 1875 Mission St | The proposed project would convert an existing commercial building to residential units and construct new residential buildings in existing parking lots. The project would provide a total of 98 units in 3 buildings with 61 parking spaces. | 98 |
| 2009.0476ACEFKUV | 178 Townsend St | The proposed project would convert the California Electric Light building and add a 62-foot, 5-story addition for 94 units with 47 spaces of stacker parking behind 2,700 sf of retail facing Townsend on the ground story. | 94 |
| 2009.1117CE | 11 Phelan Ave | The proposed project would construct a new mixed-use building with 60 units of affordable housing, 7,000 sf of retail, and 6 parking spaces. | 60 |
| 2009.0765V | 374 Fifth St | The proposed project would convert 47 tourist hotel rooms to 47 SRO units. It would require rear yard and open space variances. The project is related to 235 O'Farrell St. site, which is proposing conversion of 23 residential hotel rooms to tourist use. | 47 |
| 2009.1050E | 1607-49 Ocean Ave | The proposed project would demolish five commercial buildings and construct a new four-story building containing 45 dwelling units, 29,475 sf of retail space, and 50 parking spaces. | 45 |
| 2009.0990E | 1600 Market St | The proposed project would construct an 85-foot mixed-use building containing 36 units and 3,665 sf of ground floor commercial. | 36 |
| 2009.1064CE | 1345 Turk St | The proposed project would construct 32 affordable units with 24 parking spaces on former Redevelopment property. Project was previously approved by Redevelopment, but project was modified and did not receive building permits prior to expiration of Western Addition A-2 Project Area. | 32 |
| 2009.0880EK | 2100 Mission St | The proposed project would demolish of a one-story commercial building and construct a mixed-use building with 29 units, 14 parking spaces, and a ground-floor commercial space. | 29 |
| 2009.0112E | 1 Capitol Ave | The proposed project would subdivide a vacant former right-of-way parcel (.98 ac) to construct 28 single family homes -- 24 market-rate and 4 affordable units with 44 parking spaces. | 28 |
| 2009.0335CEKV | 1527 Filbert St/ 2559 Van Ness Ave | The proposed project would construct a six-story mixed-use building, 65 feet in height with 27 units, 38 below grade parking spaces, and ground floor commercial after conversion of a gas station | 27 |
| 2009.1074E | 1433 Bush St | The proposed project would demolish a one-story building and construct a mixed-use building with 26 units, 2,100 sf of retail space, and 33 parking spaces. The proposed building would be 112 feet in height. | 26 |
| 2009.0180EV | 411 Valencia St | The proposed project would construct a mixed-use building with 24 units, 16 stacked parking spaces, and two ground floor retail spaces; six stories plus roof deck on existing vacant lot. | 24 |
| 2009.1177E | 2353 Lombard St | The proposed project would demolish an existing 2-story restaurant and construct a new 4-story mixed use building with 21 units, underground parking, and ground floor commercial. | 21 |
| 2009.0610E | 3418 26th St | The proposed project would construct 12 units with 8 parking spaces and be 55 feet in height on an existing vacant lot. | 12 |

Source: Planning Department

TABLE A-5.
Major Projects Authorized for Construction by DBI, 2009

| Address | Units | Type |
|---------------------------------|-------|------------|
| JANUARY | | |
| 1000 Mississippi St | 29 | New |
| 3575 Keith St | 7 | New |
| FEBRUARY | | |
| 4132 Third St | 7 | New |
| APRIL | | |
| 220 Golden Gate Ave | 71 | Conversion |
| 261 Octavia St | 15 | New |
| JULY | | |
| 101 Executive Park Blvd, Bldg 6 | 8 | New |
| 101 Executive Park Blvd, Bldg 8 | 8 | New |
| AUGUST | | |
| 1880 Mission St | 194 | New |
| 793 South Van Ness Ave | 29 | New |
| 55 Trumbull St | 15 | New |
| 4201 California St | 8 | New |

| Address | Units | Type |
|----------------------------------|-------|------------|
| 19 Tehama St | 6 | New |
| SEPTEMBER | | |
| 420 29th Ave | 20 | New |
| OCTOBER | | |
| 1189 Tennessee St | 8 | New |
| NOVEMBER | | |
| 474 Natoma St | 55 | New |
| DECEMBER | | |
| 101 Donahue St | 63 | New |
| 201 Donahue St | 25 | New |
| 101 Executive Park Blvd, Bldg 27 | 8 | New |
| 49 Kearny St | 7 | Conversion |

Source: Planning Department

TABLE A-6.

Major Affordable Projects in the Pipeline as of December 31, 2009 (Arranged by Address)

| Address / Project Name | Very Low Income Homeless or Single | Very Low Income Seniors | Very Low Income Families | Very Low Income Disabled | Lower Income | Homeowner Low to Moderate Income | Homeowner Moderate Income | Total Affordable Units | Total Units | Development Type |
|---|------------------------------------|-------------------------|--------------------------|--------------------------|--------------|----------------------------------|---------------------------|------------------------|--------------|------------------|
| Currently Under Construction | | | | | | | | | | |
| 5600 Third St Armstrong Place Senior Housing / Bridge Housing | 23 | 92 | | | | | | 115 | 116 | New Construction |
| 5800 Third St (Inclusionary) Coca Cola Bottling Plant / Noteware | | | | | | | 47 | 47 | 343 | New Construction |
| 227-255 Seventh St / Westbrook Plaza Mercy Housing / SOMA Healthcare | | | 47 | | | | | 47 | 49 | New Construction |
| 66 Ninth St Senior Housing Mercy Housing | | 106 | | | | | | 106 | 107 | New Construction |
| 555 Bartlett St / 3400 Cesar Chavez St (Inclusionary) | | | | | | | 9 | 9 | 60 | |
| 850 Broderick St / Aremdt House Senior Housing / SF Dept Human Services | | | 46 | | | | | 46 | 47 | New Construction |
| 53 Columbus Ave / ROOTS SF Community Land Trust | | | | | | | 21 | 21 | 21 | Rehabilitation |
| 472 Ellis St / Arlington Preservation Mercy Housing | 150 | | | | | | | 150 | 150 | Rehabilitation |
| 3575 Geary Blvd Senior Housing Bridge Housing | | 150 | | | | | | 150 | 150 | New Construction |
| 261 Octavia Blvd / Central Fwy Parcel Q Westbay and Satellite Housing | | | | 15 | | | | 15 | 15 | New Construction |
| 2139 O'Farrell St Kaiser Housing | | | | | 21 | | | 21 | 21 | New Construction |
| 52-64 Whitney Young Cir Habitat for Humanity & EM Johnson | | | | | | | 7 | 7 | 7 | New Construction |
| SUBTOTALS | 173 | 348 | 94 | 15 | 21 | 0 | 84 | 735 | 1,086 | |
| In Pre-Construction Planning | | | | | | | | | | |
| 420 29th Ave BHNC | 7 | | | 13 | | | | 20 | 20 | New Construction |
| 285 Broadway Chinatown Community Development Center | 18 | | 33 | | | | | 51 | 51 | New Construction |
| 601 China Basin St Mission Bay South Parcel 6 | | 116 | 117 | | | | | 233 | 233 | New Construction |
| 1095 Connecticut St / 751 Missouri St Potrero Terrace & Potrero Annex SFHA / Bridge Housing | | | 806 | | | | 30 | 836 | 1,152 | New Construction |
| 249 Eddy St / 161-65 Turk St TNDC | | 82 | | | | | | 82 | 82 | Rehabilitation |
| 455 Fell St Central Fwy Parcel O | | | 80 | | | | | 80 | 80 | New Construction |
| 400 Folsom St at Fremont St Transbay Block 8 | | | 70 | | | | | 70 | 70 | New Construction |
| 365 Fulton St / Central Fwy Parcel G CHP / Mercy | 120 | | | | | | | 120 | 120 | New Construction |
| 121 Golden Gate Ave / St Anthony Senior Housing / Mercy Housing | 20 | 81 | | | | | | 101 | 102 | New Construction |
| 220 Golden Gate Ave / Central YMCA A. F. Evans / TNDC | 174 | | | | | | | 174 | 174 | Rehabilitation |
| 701-725 Golden Gate Ave Central Fwy Parcel C | 20 | 79 | | | | | | 99 | 100 | New Construction |

CONTINUED >

| Address / Project Name | Very Low Income Homeless or Single | Very Low Income Seniors | Very Low Income Families | Very Low Income Disabled | Lower Income | Homeowner Low to Moderate Income | Homeowner Moderate Income | Total Affordable Units | Total Units | Development Type |
|---|------------------------------------|-------------------------|--------------------------|--------------------------|--------------|----------------------------------|---------------------------|------------------------|--------------|------------------|
| 465 Hayes St Central Fwy Parcel K | | | | | | | 24 | 24 | 24 | New Construction |
| 909 Howard St Family Apartments Citizens Housing / TNDC | 41 | | 114 | | | | | 155 | 155 | New Construction |
| Hunters Point Shipyard Parcel 56 | | 75 | | | | | | 75 | 75 | New Construction |
| 44 McAllister St / Civic Center Residences / TNDC | 212 | | | | | | | 212 | 212 | Rehabilitation |
| 112 Middle Point Rd SFHA / Hunters View Phase I | | | 106 | | | | | 106 | 106 | New Construction |
| 1036 Mission St TNDC | 16 | | 62 | | | | | 78 | 78 | New Construction |
| 474 Natoma St / Natoma Court Bridge Housing | | | | | | | 55 | 55 | 55 | New Construction |
| 150 Otis St CHP | 68 | | | | | | | 68 | 68 | Rehabilitation |
| 1500 Page St Agesong / Pacific Institute | 32 | | | | | | | 32 | 32 | Rehabilitation |
| 238 Taylor St / 168-186 Eddy St TNDC | 31 | | 122 | | | | | 153 | 153 | New Construction |
| 1345 Turk St / Muni Substation Michael Simmons Properties | | | | | | | 32 | 32 | 32 | New Construction |
| Whitney Young Cir at Hudson Ave EE-2 Habitat for Humanity & EM Johnson | | | | | | | 17 | 17 | 17 | New Construction |
| 35 Woodward St / Dolores Hotel BHNC / Housing Services Affiliate | 35 | | | | | | | 35 | 35 | Rehabilitation |
| SUBTOTALS | 794 | 433 | 1,510 | 13 | 0 | 0 | 158 | 2,908 | 3,226 | |
| In Preliminary Planning | | | | | | | | | | |
| 6600 Third St Supportive Housing Citizens Housing / Providence Baptist | 72 | | | | | | | 72 | 73 | New Construction |
| 1000 Fourth St Mercy Housing | 30 | | 119 | | | | | 149 | 150 | New Construction |
| 201 Sixth St Hugo Hotel | 13 | | 52 | | | | | 65 | 65 | New Construction |
| 207 Cameron Wy / Alice Griffith SFHA / Lennar | | | 256 | | TBD | | | 256 | 1,000 | New Construction |
| 1301 Divisadero St (Inclusionary) | | | | | | | 4 | 4 | 32 | New Construction |
| 535 Folsom St at Essex St Transbay Block 11 | 120 | | | | | | | 120 | 120 | New Construction |
| Hunters Point Shipyard Parcel 54 | | | 50 | | | | | 50 | 50 | New Construction |
| 550 Mission Rock St Mission Bay South Parcel 3 | 97 | | | | | | | 97 | 97 | New Construction |
| 1400 Mission St Family Housing TNDC / Citizens Housing | 30 | | 120 | | | | | 150 | 150 | New Construction |
| 1000 Ocean Ave Phelan Loop Family Housing | | | 60 | | | | | 60 | 60 | New Construction |
| 102-104 Octavia Blvd Central Fwy Parcel U | 30 | | | | | | | 30 | 30 | New Construction |
| 270 Spear St Transbay Block 1 | | | 70 | | | | | 70 | 70 | New Construction |

CONTINUED >

| Address / Project Name | Very Low Income Homeless or Single | Very Low Income Seniors | Very Low Income Families | Very Low Income Disabled | Lower Income | Homeowner Low to Moderate Income | Homeowner Moderate Income | Total Affordable Units | Total Units | Development Type |
|--|------------------------------------|-------------------------|--------------------------|--------------------------|--------------|----------------------------------|---------------------------|------------------------|--------------|------------------|
| 1654 Sunnydale Ave SFHA / Mercy Housing | | | 1,070 | | | | 66 | 1,136 | 1,498 | New Construction |
| 2501 Sutter St / Westside Cts SFHA / EM Johnson | | | 136 | | 71 | | 13 | 220 | 450 | New Construction |
| 72 Townsend St (Inclusionary) | | | | | | | 11 | 11 | 74 | New Construction |
| 1251 Turk St / Rosa Parks Annex SFHA / Citizens Housing | 20 | 80 | | | | | | 100 | 100 | New Construction |
| SUBTOTALS | 412 | 80 | 1,933 | 0 | 71 | 0 | 94 | 2,590 | 4,019 | |
| | | | | | | | | | | |
| TOTALS | 1,379 | 861 | 3,537 | 28 | 92 | 0 | 336 | 6,233 | 8,331 | |

Sources: Mayor's Office of Housing, San Francisco Redevelopment Agency

Notes: TBD = To Be Determined
SFHA = San Francisco Housing Authority;
TNDC = Tenderloin Neighborhood Development Corporation;
CHP = Catholic Healthcare Partners;
BHNC = Bernal Heights Neighborhood Center

TABLE B-1.
Housing Trends by Planning Area, 2009

| Planning Area | Units Authorized for Construction | Units Completed from New Construction | Units Demolished | Units Gained or Lost from Alterations | Net Change In Number of Units |
|-----------------------------------|-----------------------------------|---------------------------------------|------------------|---------------------------------------|-------------------------------|
| Balboa Park | | | | | 0 |
| Central Waterfront | 11 | 65 | | 47 | 112 |
| East SoMa | 3 | 169 | | 3 | 172 |
| Market-Octavia | 25 | 65 | 3 | 1 | 63 |
| Mission | 234 | 234 | 2 | 27 | 259 |
| Showplace Square/ Potrero Hill | 37 | 4 | | | 4 |
| Rest of City | 442 | 2,829 | 24 | 39 | 2,844 |
| Total | 752 | 3,366 | 29 | 117 | 3,454 |

Source: Planning Department

Note: Net Change equals Units Completed less Units Demolished plus Units Gained or (Lost) from Alterations.

TABLE B-2.
Units Entitled in 2009, by Planning Area

| Planning Area | No. of Projects | Units Entitled |
|-----------------------------------|-----------------|----------------|
| Balboa Park | 0 | 175 |
| Central Waterfront | 0 | 0 |
| East SoMa | 7 | 164 |
| Market-Octavia | 0 | 345 |
| Mission | 6 | 20 |
| Showplace Square/ Potrero Hill | 6 | 7 |
| Rest of City | 75 | 1,345 |
| Total | 97 | 2,056 |

Source: Planning Department

TABLE B-3.**Units Gained from New Construction by Building Type and Planning Area, 2009**

| Planning Area | Single Family | 2 Units | 3 to 9 Units | 10 to 19 Units | 20+ Units | Total |
|-----------------------------------|---------------|-----------|--------------|----------------|--------------|--------------|
| Balboa Park | | | | | | 0 |
| Central Waterfront | | | | 30 | 35 | 65 |
| East SoMa | | 2 | | | 167 | 169 |
| Market-Octavia | | | 3 | 12 | 50 | 65 |
| Mission | | 4 | 3 | | 227 | 234 |
| Showplace Square/ Potrero Hill | | 4 | | | | 4 |
| Rest of City | 36 | 78 | 88 | 29 | 2,598 | 2,829 |
| Total | 36 | 88 | 94 | 71 | 3,077 | 3,366 |

Source: Planning Department

TABLE B-4.**Units Demolished by Building Type and Planning Area, 2009**

| Year | Buildings | Units by Building Type | | | | Total |
|-----------------------------------|-----------|------------------------|----------|--------------|----------|-----------|
| | | Single | 2 Units | 3 to 4 Units | 5+ Units | |
| Balboa Park | | | | | | 0 |
| Central Waterfront | | | | | | 0 |
| East SoMa | | | | | | 0 |
| Market-Octavia | 1 | | | 3 | | 3 |
| Mission | 1 | | 2 | | | 2 |
| Showplace Square/ Potrero Hill | | | | | | 0 |
| Rest of City | 12 | 20 | 4 | | | 24 |
| Total | 14 | 20 | 6 | 3 | 0 | 29 |

Source: Planning Department

TABLE B-5.

Units Lost Through Alterations and Demolitions by Planning Area, 2009

| Planning Area | Alterations | | | | | Units Demolished | Total Units Lost |
|-----------------------------------|-----------------------|--------------------------------|--------------------------------|-----------------|-------------------|------------------|------------------|
| | Illegal Units Removed | Units Merged into Larger Units | Correction to Official Records | Units Converted | Total Alterations | | |
| Balboa Park | | | | | | | 0 |
| Central Waterfront | | | | | | | 0 |
| East SoMa | | | | | | | 0 |
| Market-Octavia | | 1 | | | 1 | 3 | 4 |
| Mission | | | | | | 2 | 2 |
| Showplace Square/ Potrero Hill | | | | | | | 0 |
| Rest of City | 2 | 41 | 5 | 12 | 60 | 24 | 84 |
| Total | 2 | 42 | 5 | 12 | 61 | 29 | 90 |

Source: Planning Department

TABLE B-6.

New Affordable Housing Constructed in 2009 in Planning Areas

| Planning Area | Affordable Units | AMI Target | Tenure | Funding Source |
|---------------------------|------------------|----------------------------|----------------------|------------------------------|
| East SoMa (7) | | | | |
| 766 Harrison St | 7 | Moderate | Homeowner | Inclusionary |
| Market-Octavia (7) | | | | |
| 77 Van Ness Ave | 6 | Moderate | Homeowner | Inclusionary |
| 480 14th St | 1 | Moderate | Homeowner | Inclusionary |
| Mission (163) | | | | |
| 601 Alabama | 151 | 117 - VLI 34 - Moderate | Rental/ Homeowner | Mayor's Office of Housing |
| 2125 Bryant St | 9 | Moderate | Homeowner | Inclusionary |
| 2200 Mission St | 3 | Moderate | Homeowner | Inclusionary |

Source: Planning Department

TABLE C.
San Francisco Zoning Districts

| Zoning | General Descriptions |
|---|--|
| Residential, House and Mixed Districts | |
| RH-1 | One Family |
| RH-1(D) | One Family (Detached Dwellings) |
| RH-1(S) | One Family with Minor Second Unit |
| RH-2 | Two Family |
| RH-3 | Three Family |
| RM-1 | Low Density |
| RM-2 | Moderate Density |
| RM-3 | Medium Density |
| RM-4 | High Density |
| Residential Transit-Oriented Districts | |
| RTO | Residential Transit-Oriented |
| RTO-M | Residential Transit-Oriented, Mission |
| Residential-Commercial Districts | |
| RC-3 | Medium Density |
| RC-4 | High Density |
| Public District | |
| P | Public District |
| Neighborhood Commercial Districts | |
| NC-1 | Neighborhood Commercial Cluster District |
| NC-2 | Small Scale Neighborhood Commercial District |
| NC-3 | Moderate Scale Neighborhood Commercial District |
| NC-S | Neighborhood Commercial Shopping Center District |
| NCD-24th-Noe | 24th - Noe Valley Neighborhood Commercial District |
| NCD-Broadway | Broadway Neighborhood Commercial District |
| NCD-Castro | Castro Neighborhood Commercial District |
| NCD-Haight | Haight Neighborhood Commercial District |
| NCD-Inner Clement | Inner Clement Neighborhood District |
| NCD-Inner Sunset | Inner Sunset Neighborhood District |
| NCD-North Beach | North Beach Neighborhood Commercial District |
| NCD-Outer Clement | Outer Clement Neighborhood District |
| NCD-Polk | Polk Neighborhood Commercial District |
| NCD-Sacramento | Sacramento Neighborhood Commercial District |
| NCD-Union | Union Neighborhood Commercial District |
| NCD-Upper Fillmore | Upper Fillmore Neighborhood Commercial District |
| NCD-Upper Market | Upper Market Neighborhood Commercial District |
| NCD-West Portal | West Portal Neighborhood Commercial District |

CONTINUED >

| Zoning | General Descriptions |
|--|---|
| Neighborhood Commercial Transit Districts | |
| NCT-1 | Neighborhood Commercial Transit Cluster District |
| NCT-2 | Small Scale Neighborhood Commercial Transit District |
| NCT-3 | Moderate Scale Neighborhood Commercial Transit District |
| NCT-24th-Mission | 24th - Mission Neighborhood Commercial Transit District |
| NCT-Hayes-Gough | Hayes - Gough Neighborhood Commercial Transit District |
| NCT-Mission | Mission Neighborhood Commercial Transit District |
| NCT-Ocean | Ocean Neighborhood Commercial Transit District |
| NCT-SoMa | SoMa Neighborhood Commercial Transit District |
| NCT-Upper Market | Upper Market Neighborhood Commercial Transit District |
| NCT-Valencia | Valencia Neighborhood Commercial Transit District |
| Chinatown Mixed Use Districts | |
| CRNC | Chinatown Residential Neighborhood Commercial District |
| CVR | Chinatown Visitor Retail District |
| CCB | Chinatown Community Business District |
| South of Market Mixed Use Districts | |
| RED | South of Market Residential Enclave District |
| RSD | South of Market Residential Services District |
| SLI | South of Market Service-Light Industrial District |
| SLR | South of Market Light Industrial-Residential District |
| SSO | South of Market Services / Secondary Office District |
| Eastern Neighborhoods Mixed Use Districts | |
| MUG | Mixed Use - General District |
| MUO | Mixed Use - Office District |
| MUR | Mixed Use - Residential District |
| SPD | South Park Mixed Use District |
| UMU | Urban Mixed Use District |
| Downtown Residential Districts | |
| DTR-RH | Downtown Residential - Rincon Hill District |
| DTR-SB | Downtown Residential - South Beach District |
| DTR-TB | Downtown Residential - Transbay District |
| Commercial Districts | |
| C-2 | Community Business District |

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| Zoning | General Descriptions |
|---------------------------------------|---|
| Downtown Commercial Districts | |
| C-3-S | Downtown Commercial - Service District |
| C-3-G | Downtown Commercial - General District |
| C-3-R | Downtown Commercial - Retail District |
| C-3-O | Downtown Commercial - Office District |
| C-3-O(SD) | Downtown Commercial - Office (Special Development) District |
| Industrial Districts | |
| M-1 | Light Industrial District |
| M-2 | Heavy Industrial District |
| C-M | Heavy Commercial District |
| PDR-1-B | Production Distribution and Repair Light Industrial Buffer District |
| PDR-1-G | Production Distribution and Repair General District |
| PDR-1-D | Production Distribution and Repair Design District |
| PDR-2 | Core Production Distribution and Repair District |
| Redevelopment Agency Districts | |
| MB-RA | Mission Bay Redevelopment Area Plan District |
| HP-RA | Bayview Hunters Point Redevelopment Area Plan District |

Source: Planning Department

TABLE D-1.
2009 Rental Affordable Housing Guidelines for Inclusionary Housing

| Income Levels | Household Size | Average Unit Size | Maximum Annual Income | Monthly Rent |
|---|----------------|-------------------|-----------------------|--------------|
| Extremely Low Income (30% of HUD Median Income) | 1 | Studio | \$18,150 | \$454 |
| | 2 | 1 Bedroom | \$20,750 | \$519 |
| | 3 | 2 Bedroom | \$23,350 | \$584 |
| | 4 | 3 Bedroom | \$25,900 | \$648 |
| | 5 | 4 Bedroom | \$28,000 | \$700 |
| | 6 | 5 Bedroom | \$30,050 | \$751 |
| Very Low Income (50% of HUD Median Income) | 1 | Studio | \$30,250 | \$756 |
| | 2 | 1 Bedroom | \$34,550 | \$864 |
| | 3 | 2 Bedroom | \$38,900 | \$976 |
| | 4 | 3 Bedroom | \$43,200 | \$1,080 |
| | 5 | 4 Bedroom | \$46,650 | \$1,166 |
| | 6 | 5 Bedroom | \$50,100 | \$1,253 |
| Lower Income (60% of HUD Median Income) | 1 | Studio | \$36,300 | \$908 |
| | 2 | 1 Bedroom | \$41,450 | \$1,036 |
| | 3 | 2 Bedroom | \$46,650 | \$1,166 |
| | 4 | 3 Bedroom | \$51,850 | \$1,296 |
| | 5 | 4 Bedroom | \$56,000 | \$1,400 |
| | 6 | 5 Bedroom | \$60,100 | \$1,503 |
| Low Income (80% of HUD Median Income) | 1 | Studio | \$48,400 | \$1,210 |
| | 2 | 1 Bedroom | \$55,300 | \$1,383 |
| | 3 | 2 Bedroom | \$62,200 | \$1,555 |
| | 4 | 3 Bedroom | \$69,100 | \$1,728 |
| | 5 | 4 Bedroom | \$74,650 | \$1,866 |
| | 6 | 5 Bedroom | \$80,150 | \$2,004 |

Source: Mayor's Office of Housing

Note: Incomes are based on the 2009 San Francisco median income
 These limits are only applicable for those units produced as a result of Planning Code Section 315.

TABLE D-2.

2009 Homeownership Affordable Housing Guidelines for Inclusionary Housing

| Income Levels | Household Size | Average Unit Size | Maximum Annual Income | Monthly Housing Expense | Maximum Purchase Price |
|--|----------------|-------------------|-----------------------|-------------------------|------------------------|
| Low Income <i>(80% of HUD Median Income)</i> | 1 | Studio | \$48,400 | \$1,331 | \$142,799 |
| | 2 | 1 Bedroom | \$55,300 | \$1,521 | \$165,285 |
| | 3 | 2 Bedroom | \$62,200 | \$1,711 | \$187,771 |
| | 4 | 3 Bedroom | \$69,100 | \$1,900 | \$210,257 |
| | 5 | 4 Bedroom | \$74,650 | \$2,053 | \$227,168 |
| Median Income <i>(100% of HUD Median Income)</i> | 1 | Studio | \$60,500 | \$1,664 | \$192,764 |
| | 2 | 1 Bedroom | \$69,100 | \$1,900 | \$222,269 |
| | 3 | 2 Bedroom | \$77,750 | \$2,138 | \$251,982 |
| | 4 | 3 Bedroom | \$86,400 | \$2,376 | \$281,694 |
| | 5 | 4 Bedroom | \$93,300 | \$2,566 | \$304,180 |
| Moderate Income <i>(120% of HUD Median Income)</i> | 1 | Studio | \$72,600 | \$1,997 | \$242,728 |
| | 2 | 1 Bedroom | \$82,900 | \$2,280 | \$279,254 |
| | 3 | 2 Bedroom | \$93,300 | \$2,566 | \$316,192 |
| | 4 | 3 Bedroom | \$103,700 | \$2,852 | \$353,131 |
| | 5 | 4 Bedroom | \$111,950 | \$3,079 | \$381,191 |

Source: Mayor's Office of Housing

Note: Incomes are based on the 2009 San Francisco median income.
 These limits are only applicable for those units produced as a result of Planning Code Section 315.
 Monthly housing expenses are calculated based on 33% of gross monthly income.
 Maximum purchase price is the affordable price from San Francisco's Inclusionary Housing Program and incorporates monthly fees and taxes into sales price.

TABLE E.
In-Lieu Housing Fees Collected, Fiscal Years 2003-2009

| Fiscal Year | Amount Collected |
|--------------------|-------------------------|
| 2003 | \$959,411 |
| 2004 | \$134,875 |
| 2005 | \$2,623,279 |
| 2006 | \$19,225,864 |
| 2007 | \$7,514,243 |
| 2008 | \$43,330,087 |
| 2009 | \$1,404,079 |
| Total | \$75,191,838 |

Source: Planning Department

APPENDIX E.

Glossary

Affordable Housing Unit: A housing unit -- owned or rented -- at a price affordable to low- and middle-income households. An affordable rental unit is one for which rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included. An affordable ownership unit is one for which the mortgage payments, PMI, property taxes, homeowners dues, and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30-year, 8% fixed-rate loan.

Alterations: Improvements and enhancements to an existing building. At DBI, building permit applications for alterations use Forms 3 and 8. If you are not demolishing an existing building (Form 6) or newly constructing a new building (Forms 1 and 2), you are "altering" the building.

Certificate of Final Completion (CFC): A document issued by DBI that attests that a building is safe and sound for human occupancy.

Conditional Use Permit: A permit that is only granted with the consent of the Planning Commission, and not as of right.

Condominium: A building or complex in which units of property, such as apartments, are owned by individuals and common parts of the property, such as the grounds and building structure, are owned jointly by all of the unit owners.

Current dollars: The dollar amount for a given period or year not adjusted for inflation. In the case of income, it is the income amount in the year in which a person or household receives it. For example, the income someone received in 1989 unadjusted for inflation is in current dollars.

General Plan: Collection of Objectives, Policies, and Guidelines to direct guide the orderly and prudent use of land.

HMFA: HUD Metro FMR (Fair Market Rent) Area an urbanized county or set of counties with strong social and economic ties to neighboring communities. PMSAs are identified within areas of one million-plus populations.

Housing Unit: A dwelling unit that can be a single family home, a unit in a multi-unit building or complex, or a unit in a residential hotel.

Inclusionary Housing Units: Housing units made affordable to lower- and moderate-income households as a result of legislation or policy requiring market rate developers to include or set aside a percentage (usually 10% to 20%) of the total housing development to be sold or rented at below market rates (BMR). In San Francisco, this is usually 15%, and it applies to most newly constructed housing developments containing five or more dwelling units.

Median Income: The median divides the household income distribution into two equal parts: one-half of the households falling below the median household income and one-half above the median.

Pipeline: All pending development projects -- filed, approved or under construction. Projects are considered to be "in the pipeline" from the day they are submitted for review with the Planning Department, the Redevelopment Agency (SFRA), or the Department of Building Inspections (DBI), until the day the project is issued a Certificate of Final Completion by DBI.

Planning Code: A local law prescribing how and for what purpose each parcel of land in a community may be used.

Primary Metropolitan Statistical Area (PMSA): A PMSA is an urbanized county or set of counties with strong social and economic ties to neighboring communities. PMSAs are identified within areas of one million-plus populations.

Single Room Occupancy (SRO) Units: Residential hotel rooms, typically occupied by one person, lacking bathroom and/or kitchen facilities.

Temporary Certificate of Occupancy (TCO): Like a CFC, a TCO allows occupancy of a building pending final inspection.

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